

3<sup>RD</sup> SUBMITTAL

# *Imperial Lakes*

## *Specific Plan*

*Revised*  
*April 28, 1995*

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***Imperial Lakes Specific Plan***  
***a Planned Water Ski Community***

**Prepared for:**

**The County of Imperial  
Planning and Building Department**

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**April, 1995**

**RECEIVED**

**APR 28 1995**

**IMPERIAL COUNTY  
PLANNING DEPARTMENT**

## **TABLE OF CONTENTS**

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<b>Section</b>	<b>Page</b>
I. SUMMARY	
A. Project Summary	I-1
B. Issues Addressed in Specific Plan	I-1
II. INTRODUCTION	
A. Background of Project	II-1
B. Overview of Project	II-2
C. Adoption of Specific Plan	II-3
III. LAND USE PLAN AND REGULATORY PROVISIONS	
A. Goals and Objectives	III-1
B. Design Principles	III-3
C. Land Uses	III-5
D. Discretionary Actions Required	III-6
IV. INFRASTRUCTURE PLAN	
A. Project Location	IV-1
B. Project Infrastructure	IV-1
V. PROJECT CONSISTENCY WITH GENERAL PLAN	
I. Land Use Element	V-1
II. Housing Element	V-6
III. Circulation and Scenic Highways Element	V-7
IV. Noise Element	V-7
V. Seismic and Public Safety Element	V-8
VI. Agricultural Element	V-10
VII. Conservation and Open Space Element	V-13
VIII. Geothermal and Transmission Element	V-16
IX. Water Element	V-16
VI. IMPLEMENTATION	VI-1
A. Development Standards	VI-1
B. Concurrent Discretionary Approvals	VI-2
C. Administration / Enforcement / Amendments	VI-2
VII. ENVIRONMENTAL MITIGATION MEASURES	
A. Project Environmental Mitigation Measures	VII-1

**TABLE OF CONTENTS . . . continued**

---

<b>Section</b>	<b>Page</b>
<b>APPENDICES</b>	
A. Legal Description	
B. EEC Project Report	
C. Planning Commission Report	
D. Board of Supervisors Report	
E. Water System Financial Responsibility Data	
F. Approval of Fire Suppression System	
G. Dust Control Plan	
 <b>LIST OF MAPS AND EXHIBITS</b>	
Compatibility Matrix	II-4
Regional Location Map	II-5
Government Land Office Topographical Map	II-6
Regional Location Map	II-7
Land Use Map	III-6

# **I. SUMMARY**

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## **A. Project Summary**

The Imperial Lakes Project is an existing project located on land which had previously been zoned "F Zone" in conformance with the County General Plan. With the adoption of the 1993 General Plan, the Plan Designation changed to Agriculture. In consideration of the fact that this project is existing and that the land surrounding the project is not economically viable for farming operations, we are here with submitting this Specific Plan. This Plan will attempt to "bridge the gap" between the present land use and the 1993 County General Plan.

The purpose of the Imperial Lakes Specific Plan is to provide a comprehensive set of land use plans, regulations, guidelines and implementation programs to insure the appropriate development of the project site in conformance with the Imperial County General Plan. The Specific Plan has been prepared at the request of the County of Imperial Planning Department and the Imperial Lakes Corporation to facilitate the filing of a Tract Map on the parcel. With this Plan, we will attempt to "memorialize" the improvements previously approved and constructed on the site, as well as, itemize specific improvements to be incorporated as a part of future development of this site.

The land uses proposed are the same as presently used; a private residential community and two private water skiing lakes covering approximately 26 acres. Installed at the site and incorporated as a part of this Specific Plan are: a private water treatment plant operating in conformance with the California Surface Water Regulations, and waste water treatment accomplished through individual septic systems installed under the control of the County of Imperial, Department of Environmental Health.

## **B. Issues Addressed in Specific Plan**

Subdivision of the existing land and improvements requires that a number of different issues be addressed. These issues include:

- Integrating the existing residential and recreational land uses to allow each use to continue without undue regulation or encumbrance;
- Provision of appropriate administration of available public services;
- Maximizing the use and enjoyment of the existing recreation and view amenities;
- Providing safe and adequate access for both private and emergency vehicles;
- Minimizing the effects to the surrounding desert;

## **II. INTRODUCTION**

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### **A. Background of Project**

On July 30, 1990, Mr. Michael Hartman, presented a proposal to the County of Imperial Planning Department. This proposal outlined the plans for the Imperial Lakes Project.

On August 31, 1990, the Environmental Evaluation Committee made an Initial Study IS #3143-90 on the subject project. The findings of this Study resulted in the issuing of a "Negative Declaration" stating that the project shows no substantial evidence that the project will have a significant effect on the environment. The EEC Project Report is included in Appendix B.

On September 26, 1990, the County of Imperial Planning Commission heard and approved The Negative Declaration, a General Plan Amendment and a change of Zone from A2 to F. The Planning Commission Report is included in Appendix C.

On October 23, 1990, the Board of Supervisors of the County of Imperial, heard and approved The Negative Declaration, the General Plan Amendment and the Change of Zone from A2 to F. The Ordinance Number as passed by the Board is #83350.01. The Board of Supervisors report is included in Appendix D.

Since the finalization of the Change of Zone and General Plan Amendment, the project has proceeded as proposed. The construction of the lakes, water treatment plant, entrance gates, irrigation systems, fire suppression system and a number of mobile homes has been installed at this time. A map of the lakes has been included in Figure II-6. Financial Responsibility Data for drinking water system included in Appendix E. Preliminary approval of fire suppression systems is found in Appendix F.

In 1993 the County of Imperial Board of Supervisors adopted a new General Plan which changed the land use designation of this area to agriculture. In order to bring this area back into conformance with the General Plan we are herewith submitting this Specific Plan to "bridge the gap" between the two designations. This is done to facilitate the processing of the Tract Map being filed with this Plan.

## **II. INTRODUCTION . . . continued**

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### **B. Overview of Project**

Imperial Lakes is a 160 Acre, planned Water Skiing Community west of the Townsite of Dixie Land, California. The Community consists of two "Tournament Quality" Water Ski lakes, surrounded by 20 mobile home sites and a site for a caretakers residence. The Community has been developed as a mobile home park by the Imperial Lakes Corporation.

The Imperial Lakes, A California Corporation, with Mr. Jeff Powell, President, is comprised of 20 land-owners, each owning an equal share of the entire development and each having a mobile home site on one of the two lakes.

At the present time, the members of the Corporation (the Land-Owners), are seeking to have the parcel subdivided into 21 individual lots with 2 remainder parcels of commonly held ground. The primary reason for this division being: to aid in the acquisition of permanent financing for individual mobile home units.

The project site is located in the western portion of unincorporated Imperial County immediately west of the Townsite of Dixeland. This is one and one-fourth miles west of the West-Side Main Canal. This is approximately five miles west of Seeley, on Evan Hewes Highway (County Route 80). Regional access to Imperial Lakes is provided by Interstate 8 to Dunaway Road, then north on Dunaway Road 1.4 miles to Evan Hewes Highway, then east on Evan Hewes Highway (County Route 80). The entrance is on the north side of Evan Hewes Highway, three-fourths of a mile east of Dunaway Road. A legal description is included in Appendix A.

The Project is bordered on the north and west by open desert, on the south by Evan Hewes Highway with open desert beyond and on the east by BLM owned open desert.

The entire site is presently F Zone - Recreational Zone. The County of Imperial Zoning Ordinance Section #83220 states, under permitted uses: Any use allowed in the R-A Zone, as well as item (19) Mobile Home Parks. Under the R-A Zone; one family dwellings on a minimum of 6,000 square-foot lots are permitted. Therefore, the land is appropriately zoned for the development.

Implementation of the Imperial Lakes Specific Plan would permit the division of the parcels with the processing of a Tract Map through the County of Imperial Planning Department.

## **II. INTRODUCTION . . . continued**

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### **C. Adoption of Specific Plan**

Specific Plans are defined by California Government Code - Title 7, Chapter 3, Article 8, Section #65450, et seq. The purpose of a Specific Plan is to accomplish "systematic implementation of the General Plan" by bringing together detailed development standards and regulations to regulate the development of a specific area.

Adoption of the Imperial Lakes Specific Plan, will include both this text, which establishes conformance of the project with existing plans, policies, and ordinances; and a Land Use Plan, which graphically identifies the various land use areas. The Imperial Lakes Specific Plan is regulatory in nature and shall be enacted by ordinance. Existing regulations and ordinances that are in conflict with the Specific Plan shall be modified or amended to be compatible with the Specific Plan.

In the event that any regulation, condition, program or portion of this Specific Plan is held invalid or unconstitutional by a California or Federal Court of competent jurisdiction, such portions shall be deemed separate, distinct and independent provisions, and the invalidity of such provisions shall not affect the validity of the remaining provisions.



**II. INTRODUCTION . . . continued**

**D. Compatibility Matrix**

The primary purpose of a compatibility matrix is to provide a means to evaluate and achieve compatibility between the general plan and zoning ordinance. A matrix can be used to compare the land use categories of the general plan with the zoning districts and corresponding development standards of the Zoning Ordinance.

To illustrate the extent of zoning compatibility with the general plan, the Imperial County Consistency Matrix features the following categories:

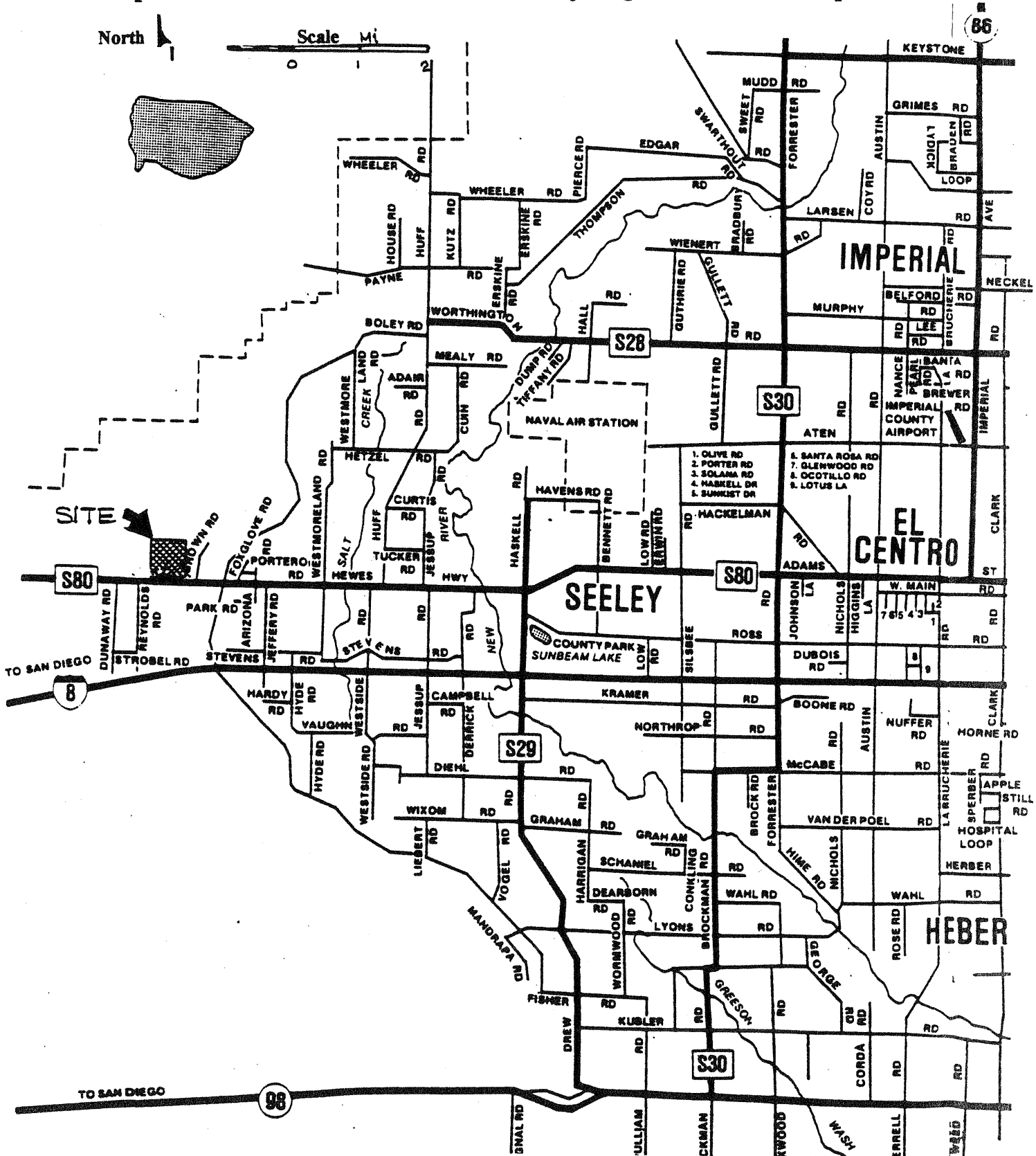
- Compatible: Zones that are compatible with the General Plan Designation
- Incompatible: Zones that are not compatible with the General Plan Designation
- Conditionally Compatible: Zones that the County could find compatible under certain circumstances, but that generally are not compatible

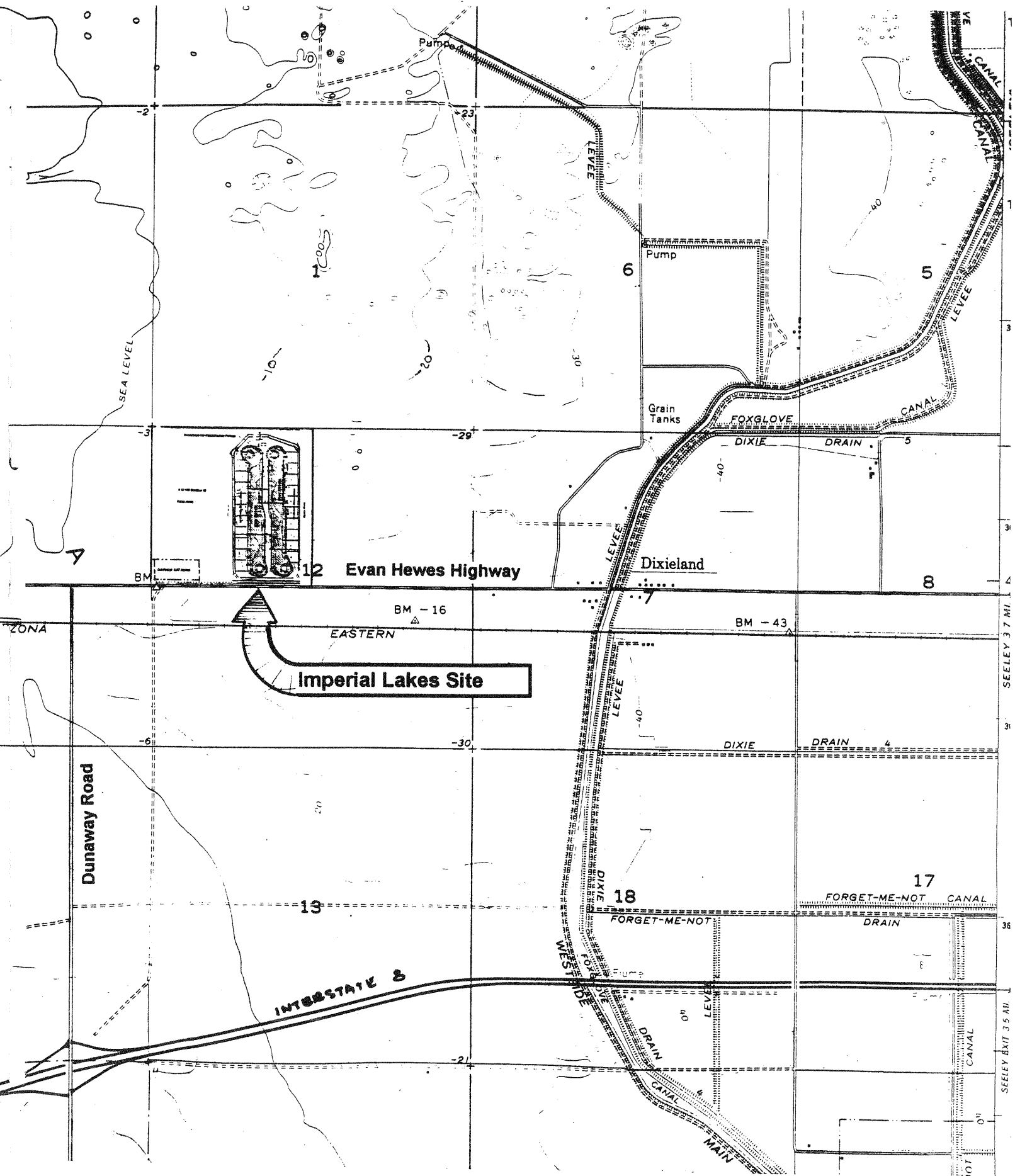
The conditionally compatible category is zoning that is not by itself compatible, but could be found to be compatible under unique or unusual circumstances. Such circumstances would include zoning needed to accommodate an existing legal or legal non-conforming use; when additional density or use restrictions can be included by use of an "overlay" or "combining" zone; or where a Specific Plan, conditional use permit (CUP) or other discretionary permit can be required for a proposed use and mitigating measures can be imposed to reduce or eliminate potential land use conflicts.

**TABLE 4  
COMPATIBILITY MATRIX**

Land Use Categories	Zones																							
	R-1	R-1-T	R-2	R-3	R-4	R-4-T	R-A	A-1	A-2	A-2-R	A-3	C-0	C-1	C-2	M-1	M-2	F	K	D	N	W	S	G	L
Agriculture	■	■	■	■	■	■	■	■	○	○	○	■	●	●	■	■	●	○	■	■	○	●	○	■
Community Area	○	○	●	●	●	●	●	●	○	■	■	○	○	■	●	■	○	■	○	○	○	○	○	○
Government/ Special Public	■	■	■	■	■	■	■	■	○	○	○	■	■	■	■	■	○	●	■	■	○	○	○	■
Industry	■	■	■	■	■	■	■	■	●	●	●	●	●	●	○	○	■	○	○	○	○	○	○	○
Recreation/ Open Space	■	■	■	■	■	■	■	■	○	○	○	■	●	■	■	■	○	●	■	■	○	○	○	■
Rural Residential	■	■	■	■	■	■	■	○	●	●	●	■	●	■	■	■	○	■	○	○	○	○	○	○
Special Purpose Facility	■	■	■	■	■	■	■	■	●	●	●	■	■	■	■	●	■	●	●	●	●	●	●	●
Specific Plan Area	●	●	●	●	●	●	■	■	○	●	●	●	●	●	●	●	●	●	○	○	○	○	●	●
Urban Area	○	○	○	○	○	○	■	○	●	■	■	○	○	○	○	■	●	○	○	○	○	○	○	○

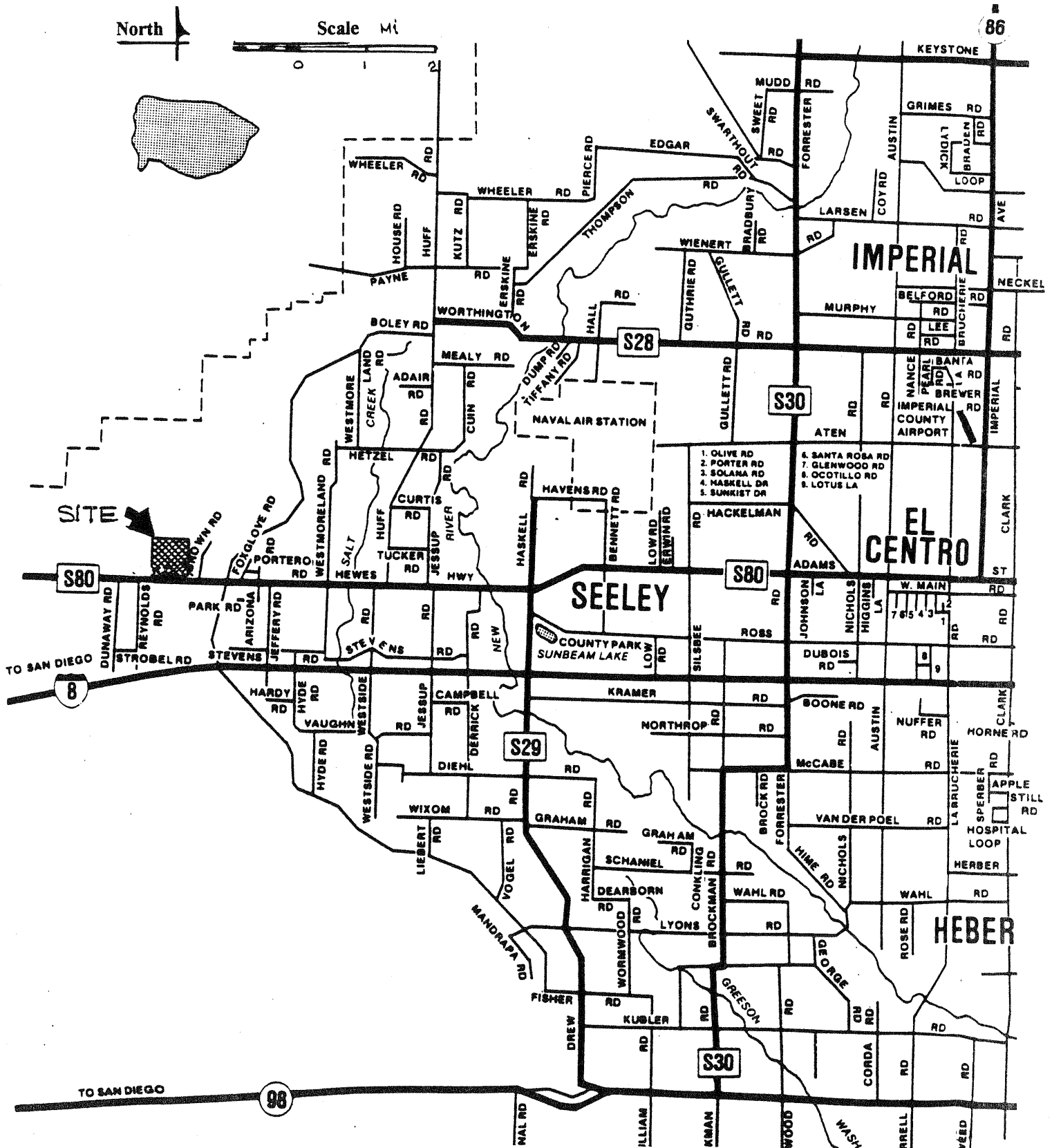
# Imperial Lakes Water Ski Community Regional Location Map





**Imperial Lakes Site**

# Imperial Lakes Water Ski Community Regional Location Map



### **III LAND USE PLAN AND REGULATORY PROVISIONS**

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#### **A Goals and Objectives**

The overall goal of this Specific Plan, is to lay the foundation for the individual ownership of 21 lake-front lots. The motivating factor for the individual ownership of lots is for the purpose of obtaining long-term financing. The desire of the owners is to make the minimum number of changes from the present condition, while providing for the individual ownership of mobile home lots.

The Corporation that owns and operates Imperial Lakes is comprised of the various individuals who will own the lots. It should be understood, all of the shares of the Imperial Lakes Corporation have been sold. More specifically, this means each of the lots is committed to a specific individual; while ownership is held in common by all the owners. Many of the individual spaces have already been developed with mobile homes, docks and garages. This development has been performed under the guidelines previously set forth by the County of Imperial and Title 25 of the California Codes as applicable to Mobile Home Parks.

The following specific goals are a reflection of the intentions of the Corporation:

##### **1. Community Character**

Provide a well designed project that is sensitive to the environment and the resources available while providing the strict requirements of a professional-type water ski facility.

##### **Objective**

Determine the required improvements to support the specific goals of the project and incorporate these improvements with a sensitivity to function, aesthetics, public safety, and financial viability.

##### **Objective**

Design a facility that combines communal lakes and recreation facilities with individual ownership and the right to privacy. To provide public utilities and circulation throughout the site, while preserving the natural setting and a tranquility of the site.

### **III LAND USE PLAN AND REGULATORY PROVISIONS . . . continued**

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#### **2. Residential Development**

Plan to memorialize the existing residential development with such field surveying as may be required. Plan to preserve the extensive existing development intact, while complying with the existing County Ordinance. Plan to verify minimum lot sizes, setbacks and road widths.

#### **3. Commercial Development**

There is no commercial development included in this plan. The existing 5.77 acres are not a part of this Specific Plan.

#### **4. Community Recreation**

Plan for the continued operation of the water ski lakes and horse riding facilities.

##### **Objective**

To use this document to further enhance the availability and enjoyment of these facilities.

#### **5. Circulation**

Plan a circulation system that will afford safe access for residents, guests, and emergency vehicles.

##### **Objective**

Provide a single access point to County Route 80 (CR-80) from a circular private road within the property. This entrance is to be gated to provide security for the residents. Provide a second entrance at an alternate location to be available for emergency vehicles.

#### **6. Public Facilities**

Public facilities, including pressurized potable water, irrigation water, raw water for the lakes, and fire protection, shall be designed and operated to provide adequate services at a reasonable cost to future residents.

##### **Objective**

To review the present system to look for possible improvements in quality, quantity or operating costs of the existing systems.

### **III LAND USE PLAN AND REGULATORY PROVISIONS . . . continued**

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#### **7. Landscaping and Walls**

Provide attractive physical, security and visual separation between Evan Hewes Highway (County Route 80) and the developed portion of the site.

##### **Objective**

Verify existing walls to conform with goals, and as necessary, plan modifications, to comply with the physical, security, and visual requirements of this Plan.

##### **Objective**

Verify existing landscaping to conform with goals, and as necessary, plan modifications, to comply with the visual requirements of this Plan.

#### **8. Public Safety**

Protect visitors and residents from the health dangers of an open body of water.

##### **Objective**

Review the design slopes of the lakes and review area signs.

### **B. Design Principles**

The following principles were used in the design of Imperial Lakes to avail the project of the natural beauty of the site, while maintaining an environmentally sound development. A by-product of this natural setting is an easily and efficiently maintained facility.

#### **1. Natural Setting**

- a. The Lakes are in a desert setting. Every effort will be made to draw from the natural beauty of the setting and retain the undisturbed look, while accomplishing the necessary, code-required improvements.
- b. Storm water will be retained on the site to minimize it's impact on others and to supplement the water losses from the lakes from other natural sources.
- c. The natural strata of the soil has been utilized to take advantage of the water holding capabilities of the clay sub-strata; while utilizing the native sandy upper-strata, for sandy beaches and a dust-controlled environment.

### **III LAND USE PLAN AND REGULATORY PROVISIONS . . . continued**

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#### **2. Existing Land Uses**

- a. The existing land uses will remain in place after the filing of this Specific Plan and the subsequent Tract Map. The Specific Plan and the Tract Map are simply for the purpose of providing individual ownership of the mobile home sites. All common grounds are to be held in common by the Corporation which is owned by the various lot owners.
- b. The largest single land use is open natural area. This area was farm land which was abandoned due to the high cost of pumping of water, compared to it's relatively low productive nature. Approximately 100 of the 160 acres is left natural at this time.
- c. The lakes cover approximately 26 acres of the site. The lakes are fed by water received under an agreement with the Imperial Irrigation District.
- d. There are 5.77 acres located on the south-west corner of the property that has been separated from the main parcel and been operated under a Conditional Use Permit as a concrete batch plant. This land is no longer being used for this application, although the subdivision will remain in place after the acceptance of the Specific Plan and the subdivision of the parcel.
- e. The remaining 34 acres are developed into: 21 individual lots, the caretakers residence, access roads, and various other common uses. Therefore, only 21% of the site is utilized for the construction of infrastructure or residences, the balance remains in some natural form.
- f. The developed portion of the site is protected on the west by a 1,320 foot natural buffer and on the north and east by a 150 foot natural buffer. These buffer strips are all owned by the Imperial Lakes Corporation.

#### **3. Adjacent Land Uses**

- a. Land to the north and south and west is open desert. The land to the east is BLM owned open desert. One-mile north of the site is the Centinela State Prison facility which is accessed off of Brown Road. The closest facility to the site is the Wind and Sand Restaurant. The Wind and Sand Restaurant is at the intersection of Brown Road and Evan Hewes Highway, three-fourths of a mile east of the site. There are a few scattered residences in this area. Implementation of this Plan should have no significant impact on surrounding land uses in that the Plan does not call for any change of use, change of construction type, increased density, or increased traffic flow.



### **III LAND USE PLAN AND REGULATORY PROVISIONS . . . continued**

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#### **C. Land Uses**

There are five basic land uses presently used on this site. Included within this Specific Plan, these uses will remain the same as delineated here below.

##### **A. Water-Ski Lakes**

Two water ski lakes comprise 26 acres of the 160 acre site. These lakes, 13 acres each, are custom designed for the purpose of competition-type water skiing. Access to the water is limited first by the locked gate at the entrance to the development. Secondly, access to the lakes is limited by the actual homes which serves as a buffer along the east and west sides of the lake. Therefore, the lakes are only accessible from the north and south ends.

##### **B. Mobile Home Park**

The park has 21 mobile home sites. These lots are  $\pm 175$  feet wide and 165 feet deep, extending from the road to  $27\pm$  feet into the lake. With the implementation of this Plan, the title to the lots will be in the name of the individual rather than the name of the Corporation. The total area of the mobile home lots is  $\pm 14$  acres. California Title 25 Code is the governing code for mobile home parks. The water treatment plant and maintenance buildings will remain in the land held by the Corporation.

##### **C. Horse Stables**

Horse Stables are maintained on the site for private recreational purposes. The residents are the owners and primary riders of these horses. These stables and the ancillary facilities occupy approximately 1 acre of the separate westerly parcel.

##### **D. Commercial / Agricultural**

A parcel of 5.77 acres was divided out from the principle parcel for the purpose of installing a concrete batch plant during the construction of the Centinela Prison facility. This parcel will remain for similar use in the future and is not a part of this Plan.

##### **E. Open Area**

The grass and tree covered peninsula between the lakes is developed open area. The area to the east and the west of the residences is natural open area. This open area is to remain as space available for uses consistent with the F zone. Also included in this area is County of Imperial Right-Of Way. The total open area on the site, including right-of-way, is 112.4 acres.

**Table III-1**

	<b><u>Land Use</u></b>	<b><u>Units</u></b>	<b><u>Acres</u></b>	<b><u>Percent</u></b>
<b>A</b>	<b>Water Ski Lakes</b>	<b>0</b>	<b>26</b>	<b>16.89</b>
<b>B</b>	<b>Mobile Home Park</b>	<b>21</b>	<b>14.52</b>	<b>9.43</b>
<b>C</b>	<b>Horse Stables</b>	<b>0</b>	<b>1</b>	<b>.65</b>
<b>D</b>	<b>Open Area (w/ Co. rd. R/W)</b>	<b>0</b>	<b>112.40</b>	<b>73.03</b>
	<b>Total</b>	<b>21</b>	<b>153.92</b>	<b>100.0</b>

### **III LAND USE PLAN AND REGULATORY PROVISIONS . . . continued**

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#### **D. Discretionary Actions Required**

##### **A. Water Ski Lakes**

The entire Imperial Lakes development is presently designated F zone in the Ultimate Land Use Plan of the County of Imperial. The water ski lakes are allowed by right within the existing land-use designation and zone. The lakes would continue to be allowed by Section #83220 (1) b 12, 16, 17, & 18 of the Specific Zoning Ordinance.

##### **B. Mobile Home Park**

The Mobile Home Park is allowed by right within the existing land-use designation and zone. The Park would continue to be allowed by Section #83220 (1)b 19 of the Specific Zoning Ordinance of the County of Imperial and regulated by CCR Title 25.

##### **C. Horse Stables**

The Horse Stables are allowed by right within the existing land-use designation and zone. The stables would continue to be allowed by Section #83220 (1)b 5 of the Specific Zoning Ordinance of the County of Imperial. It must be noted that the stables must be in a separate area from the Mobile Home Park as delineated by CCR Title 25. The present location of the stables is an appropriate location, as it is concealed by both plantings and an earthen berm, as well as, being physically distant from the closest Mobile Home.

##### **D. Commercial / Agricultural**

This 5.77 acre area had previously been subdivided and improved for use as a batch-plant for the Tarmac Company, during the construction of the Centinela Prison. This use had been allowed under a Conditional Use Permit which has now expired. Similar future use of this land is permitted by this Specific Plan although not considered a part of the Plan, subject to approval and issuance of a Conditional Use Permit, by the County of Imperial. Farming of this area is allowed by Section #83220 (1)b 2 of the Specific Zoning Ordinance.

##### **E. Open Area**

The vast majority of the space on the site is open area, 112.42 Acres. A portion of this space is incorporated in park-like areas between the two lakes. A portion of this area is incorporated in County Road Right-of-Way. The remainder of the land was once farmed and is now reverting to its natural state. Farming of this area and other uses which are consistent with the F zone are permitted by this Specific Plan and by Section #83220 (1)b 2 of the Specific Zoning Ordinance of the County of Imperial.

## **IV INFRASTRUCTURE PLAN**

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### **1. Transportation**

Regional access to Imperial Lakes is provided by Interstate 8 to Dunaway Road, then north on Dunaway Road 1.4 miles to Evan Hewes Highway, then east on Evan Hewes Highway (County Route 80). The entrance is on the north side of CR-80 three-fourths of a mile from the Dunaway Road turn. The main entrance drive is directly off of CR-80 which is designated as a Primary County Road in the County of Imperial.

Access to the site is restricted by use of an electrically operated, wrought iron gate on the main entrance. The speed limit within the development is posted and enforced at fifteen miles-per-hour.

### **2. Water Supply**

The Imperial Lakes Project is located within the Imperial Irrigation District (IID). The IID provides the entire Imperial Valley untreated irrigation water obtained from the Colorado River.

The Imperial Lakes development is supplied under a water agreement with the Imperial Irrigation District. Water is supplied at a rate of 5 acre feet-per-year, per acre, or a total of 800 acre feet-per-year. Delivery is made from the Westside Main Canal. At the expense of the Imperial Lakes Corporation, the water is lifted by pumps and transmitted to the site by a twelve-inch diameter PVC pipe. Water is delivered simultaneously to the lakes and to a raw water storage pond. The pond is used to supply raw water to the water treatment plant.

The Potable Water Plant has been approved by the County of Imperial, Department of Environmental Health, and by the State of California, Office of Drinking Water. The plant has a production capacity of 30 gallons-per-minute or 40,000 gallons-per-day. The potable water storage capacity is 21,000 gallons.

The irrigation system is a completely separate system which filters the water through agricultural filters and then pressurizes the water. Irrigation water is distributed throughout the site for both the common irrigation system and the individual systems at each site.

Individual lot owners are to grant easements to the Imperial Lakes Corporation for the placement, and subsequent maintenance, of the potable and irrigation water lines, as they might occur on the individual lots.

## **IV    INFRASTRUCTURE PLAN . . . continued**

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### **3.    Sewage Treatment**

Sewage generated by the individual mobile home owners is handled through individual septic systems and drain fields. The septic tanks are placed on the individual lots, while the drain fields are placed on land held by the Imperial Lakes Corporation. Access to this commonly held ground will be guaranteed by an irrevocable easement granted to the lot owner. These septic systems are approved by the Office of Environmental Health and installed by the individual owners.

### **4.    Schools**

Imperial Lakes is located within the Imperial Unified School District which provides elementary, intermediate and high school educational services for students(grades K - 12).

Elementary schooling (grades K-6) is conducted at Westside Elementary School located at 2295 Vaughn Road, El Centro. The school is located in rural Imperial County, approximately 2 miles south of Evan Hewes Highway and 2½ miles east of the site. The current enrollment is 86 students and has a "State" rated capacity of 124 students.

Intermediate schooling (grades 7 & 8) is conducted at Frank Wright Intermediate School located at 555 West 10th St., Imperial. The current enrollment is 313 students and has a "State" rated capacity of 398 students.

The high school (grades 9-12) is conducted at Imperial High School located at 517 West Barioni Boulevard, Imperial. The current enrollment is 539 students and has a "State" rated capacity of 655 students.

### **5.    Solid Waste Disposal**

Solid waste generated at Imperial Lakes is collected by private contract and transported to any of several landfill sites. The landfill closest to the site, is operated by the County of Imperial, and is located 6.5 miles west of the City of Imperial on Worthington Road (Tiffany Road at Worthington). This site has approximately 1.5 million cubic yards of available capacity. Approximately 8 lbs. of solid waste per-capita per-day is generated by the existing land uses on the project site.

## **IV    INFRASTRUCTURE PLAN . . . continued**

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### **6.    Emergency Services**

Fire Protection is provided by the County of Imperial, Department of Emergency Services. For the Imperial Lakes site, services are dispatched out of the Seeley office (Station III). The response time to the site is 7 to 9 minutes. Water for the pumper trucks is supplied via "dry hydrants" throughout the site. "Dry hydrants" are connections which provide for direct suction of water from the lakes, utilizing the pumping capabilities of the County Fire Department equipment. This same station provides "first response" medical services with medical technicians. First response medical treatment response time is also 7 to 9 minutes.

Emergency medical services are provided by El Centro Regional Medical Center located in El Centro, California. Emergency patients are transported to the Center by Gold Cross Ambulance Service which is activated by the 911 emergency telephone system. Transport time from the Imperial Lakes site to the El Centro Regional Medical Center is less than 15 minutes.

The Imperial County Sheriff provides police protection for this area of the County. Response time is approximately 15 minutes, depending upon the location of the patrol car at the time of the call.

### **7.    Parks and Recreation**

Imperial County maintains several facilities within the County. The closest recreational facility to the site is Sunbeam Lake. This facility is located on the north side of Interstate 8 at Drew Road. This facility offers swimming, jet skiing, Little League Baseball and a snack-bar.

On site, Imperial Lakes offers tournament quality water skiing and horseback riding.

## **V. PROJECT CONSISTENCY WITH GENERAL PLAN**

This section will describe the relationship of the Imperial Lakes Specific Plan with the County of Imperial's General Plan. The goals and objectives of the various elements of the General Plan that are applicable to the Imperial Lakes Project are listed below along with a statement of how the project conforms to each goal or objective. While all adopted elements of the General Plan were analyzed, it was determined that no goals or objectives of the Circulation and Scenic Highway Element or the Geothermal and Transmission Element were applicable to the proposed project.

### **I. Land Use Element**

### **B. Goals and Objectives**

#### **Commercial Agriculture**

Goal 1: Conserve commercial agriculture as a prime economic force.

Objective 1.1 Encourage the continued agricultural use of prime / productive agricultural lands.

**The Agricultural Land Resources Map, Figure 6 in the Conservation and Open Space Element of the General Plan, refers to this land as Type IV land having only "fair" agricultural potential. By utilizing financially inviable land for recreational purposes, land within the economically viable irrigated area is preserved for the intended purpose of the General Plan.**

Objective 1.2 Discourage the location of incompatible development adjacent to productive agricultural lands.

**Though adjacent lands were once thought suitable for agricultural use, the elevation of the land relative to the available water, combined with the harsh desert winds, rendered the land financially inviable for agricultural purposes. Therefore, there is no contiguous land in agricultural production. The BLM lands to the east act as a further buffer from the agricultural lands.**

Objective 1.3 Identify compatible agriculture-related uses appropriate for location in agricultural areas.

**The Imperial Lakes Project is an ideal agricultural-related use, in that, it incorporates low-density (3.8 acres-per-unit) large buffers from adjacent properties; wind breaks to soften desert storms and effective use of otherwise economically inviable property.**

## **V. PROJECT CONSISTENCY WITH GENERAL PLAN . . . Continued**

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### **Economic Growth**

Goal 2: Diversify employment and economic opportunities in the county, while preserving agricultural activity.

Objective 2.1 Achieve a balanced and diversified local economy with a variety of economic and employment opportunities..

**A recreational / residential development is highly diversified, as well as, beneficial to the economy. This facility brings to the Imperial Valley money earned outside of this area and spent here on food, fuel, home improvements, property taxes, impact fees, etc.; while adding virtually no load to the School system, Welfare system, Recreational system, or Waste Disposal systems.**

Objective 2.2 Not applicable

Objective 2.3 Continue to evaluate economic development strategies; including new industrial, commercial, and tourist-oriented land uses. Tourist-oriented uses must be compatible with BLM management goals in the area and near BLM lands.

**Imperial Lakes is a tourist-oriented land use which is compatible with the BLM management goals and is contiguous with BLM land on the east side.**

### **Regional Vision**

Goal 3: Achieve balanced economic and residential growth while preserving the unique natural, scenic, and agricultural resources of Imperial County.

Objective 3.1 Maintain and improve the quality of life, the protection of property and the public health, safety and welfare in Imperial County.

**Imperial Lakes is a recreational facility designed to improve the quality of life in Imperial County. It is a gated-community to enhance the safety of the residents and the surrounding community.**

Objective 3.2 Preserve agricultural and natural resources while promoting diverse economic growth through sound land planning.

**Use of nonviable agricultural land for recreational / residential purposes promotes diverse economic growth and is sound land planning.**



**V. PROJECT CONSISTENCY WITH GENERAL PLAN . . . Continued**

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Objective 3.3 not applicable

Objective 3.4 Protect/improve the aesthetics of Imperial County and its communities.

**The addition of 26 acres of lakes, 14 acres of landscaping with 21 up-scale mobile home units, will improve the aesthetics of the County.**

Objective 3.5 Existing facility not applicable.

Objective 3.6 Existing facility not applicable.

Objective 3.7 Existing facility not applicable.

Objective 3.8 Utilize non-agricultural land as a resource to diversify employment opportunities and facilitate regional economic growth. Uses must be consistent with each site's resource constraints, the natural environment, and the County Conservation and Open Space Element.

**A recreational/residential development is highly diversified, as well as, beneficial to the economy. This facility brings to the Imperial Valley money earned outside of this area and spent here on food, fuel, home improvements, property taxes, impact fees, etc.; while adding virtually no load to the School system, Welfare system, Recreational system, or Waste Disposal systems.**

Objective 3.9 Promote water recreational activities in Imperial County in suitable areas along the New River, Alamo, and Colorado Rivers and in the Salton Sea.

**The Imperial Lakes Project implements two water recreational lakes as the focal point of the development.**

Objective 3.10 Not applicable

Objective 3.11 Existing facility not applicable.

## **V. PROJECT CONSISTENCY WITH GENERAL PLAN . . . Continued**

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### **Towns and Communities**

Goal 4: Preserve and enhance distinctive historic desert towns and newer communities.

Objective 4.1 Not applicable

Objective 4.2 Encourage distinctive community identities.

**Tournament water-ski lakes as a part of a residential area provides a distinctive community**

Objective 4.3 Not applicable

Objective 4.4 Not applicable

Objective 4.5 Specific Plan Area designation should be used for outlaying proposed growth areas in order to better determine appropriate land uses and the timing and financing needed community facilities.

**The Imperial Lakes Specific Plan is being submitted to bridge the gap between the General Plan and the existing water-ski development. All needed community facilities are currently in place. Funding for the maintenance of these facilities is provided through the Imperial Lakes Corp. (see Appendix E)**

### **Housing Opportunities**

Goal 7: Encourage the compatible development of a variety of housing types and densities to accommodate regional population projections and special housing needs.

Objective 5.1 Provide sufficient, suitable residential sites and housing supply to meet projected housing needs of all segments of the population.

**Imperial Lakes is a small development of 21 mobile home sites and, therefore, cannot meet the housing needs for a wide segment of the population. However, the types of amenities available at the site are not available at any other location in the Imperial Valley.**

Objective 5.2 Not applicable

## **V. PROJECT CONSISTENCY WITH GENERAL PLAN . . . Continued**

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### **Industrial Development**

Goal 6: Promote orderly industrial development with suitable and adequately distributed industrial land.

Objective 6.1-6.3      Not applicable

### **Extractive Resources**

Goal 7: Identify and protect areas of regionally-significant mineral resources which are in locations suitable for use.

Objective 7.1-7.2      Not applicable

### **Public Facilities**

Goal 8: Coordinate local land-use planning activities among all local jurisdictions and state and federal agencies.

Objective 8.1-8.2      Not applicable

Objective 3.1 Ensure that school facilities are adequate to meet the existing and projected needs of the population.

**Imperial Lakes is located within the Imperial Unified School District which provides elementary, intermediate and high school educational services for students (grades K - 12). Prior to issuance of individual Building Permits, impact fee shall be paid to the Imperial Unified School District.**

**Elementary schooling (grades K-6) is conducted at Westside Elementary School located at 2295 Vaughn Road, El Centro. The school is located in rural Imperial County, approximately 2 miles south of Evan Hewes Highway and 2½ miles east of the site. The current enrollment is 86 students and has a "State" rated capacity of 124 students.**

**Intermediate schooling (grades 7 & 8) is conducted at Frank Wright Intermediate School located at 555 West 10th St., Imperial. The current enrollment is 313 students and has a "State" rated capacity of 398 students.**

**The high school (grades 9-12) is conducted at Imperial High School located at 517 West Barioni Boulevard, Imperial. The current enrollment is 539 students and has a "State" rated capacity of 655 students.**

## **V. PROJECT CONSISTENCY WITH GENERAL PLAN . . . Continued**

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Objective 8.4-8.10 Not applicable

### **Protection of Environmental Resources**

Goal 9: Identify and preserve significant natural, cultural and community character resources and the county's air and water quality.

Objective 9.1 Not applicable

Objective 9.2 Reduce risk and damage from flood hazards by appropriate regulations.

**No development is planned within the floodplain.**

Objective 9.3-9.5 Not applicable

Objective 9.6-9.7 Incorporate the strategies of the Imperial County Air Quality Attainment Plan (AQAP) in Land-use planning decisions. The policies stated in the 1991 AQAP include L-1 Planning Compact Communities; L-2 Providing for Mixed Land-Use; L-3 Balancing Jobs and Housing; and L-4 Circulation Management.

**See Duct Control Plan (DCP) included in Appendix G.**

## **II. Housing Element**

1. Ensure the provision of housing sites in suitable locations and with adequate services which collectively accommodate a range of housing types, sizes and prices meeting the needs of all economic segments of the County's population.

**There will be no discrimination against any group with respect to the availability of housing at Imperial Lakes.**

2. Provide the opportunity to obtain affordable housing, which is safe, decent, and sanitary, within a suitable living environment with reasonable accessibility to employment.

**The Imperial Lakes project is suitable for residential development pursuant to the other elements of the General Plan and is near several significant employers.**

**V. PROJECT CONSISTENCY WITH GENERAL PLAN . . . Continued**

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3. Housing opportunities available to all income groups in all communities without discrimination on the basis of race, religion, ethnicity, sex, age, marital status, or household composition.

**No groups will be discriminated against regarding the availability of housing at Imperial Lakes.**

4. Promote the inclusion of energy conservation features in new and existing housing as required.

**New mobile homes that are meeting increasingly strict energy conservation standards, are anticipated to be placed in the Imperial Lakes Project.**

**III. Circulation and Scenic Highway Element**

**No goals or objectives were relevant to this project.**

**IV. Noise Element**

**Noise Environment**

Goal 1: Provide an acceptable noise environment for existing and future residents in Imperial County.

Objectives 1.1-1.2 Not applicable

Objective 1.3 Control noise levels at the source wherever feasible.

**For noise generated within the site by boats and water sports; the sound is first buffered by distance from residences, then the residences themselves, the roads, the vegetation and the open spaces buffer the surrounding area.**

Objective 1.4-1.6 Not applicable

**Project/Land-Use Planning**

Goal 2: Review proposed projects for noise impacts and require design which will provide an acceptable indoor and outdoor environment.

Objective 2.1-2.2 Not applicable

## **V. PROJECT CONSISTENCY WITH GENERAL PLAN . . . Continued**

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Objective 2.3 Work with project proponents to utilize site planning, architectural design, construction, and noise barriers to reduce noise impacts as projects are proposed.

**A planted and irrigated vegetation buffer of oleander bushes separates the parcel from this remote and lightly traveled section of County Route 80. Additionally, there will be a second planted buffer between the access road and the first of only two residences placed parallel with the county road.**

### **Long Range Planning**

**No goals or Objectives apply to this section.**

## **V. Seismic and Public Safety Element**

### **Land-Use Planning and Public Safety**

Goal 1: Include public health and safety considerations in land-use planning.

Objective 1.1 Ensure that data on geological hazards is incorporated into the land-use review process, and future development process.

**A Soils Report prepared by Southland Geotechnical has been submitted as a part of the development package and incorporated in the design of this project.**

Objective 1.2 Regulate development within flood-way areas in accordance with Federal Emergency Management Agency. (FEMA)

**Refer to FEMA maps for this area; no flood-way areas were found on the site.**

Objective 1.3-1.6 Not applicable

## **V. PROJECT CONSISTENCY WITH GENERAL PLAN . . . Continued**

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Objective 1.7 Require developers to provide information related to geologic and seismic hazards when siting a proposed project.

**A Soils Report prepared by Southland Geotechnical is a part of the development package and incorporated in the design of this project.**

Objective 1.8 Reduce fire hazard by design of new developments.

**Wide-spacing between individual units has been incorporated in the design to reduce the spread of fire to adjacent units. Dry hydrants are placed throughout the park at spacings as prescribed by County Emergency Services.**

Objectives 1.8 - 1.11 Not applicable

### **Emergency Preparedness**

Goal 2: Minimize potential hazard to public health, safety, and welfare and prevent the loss of life and damage to health and property resulting from both natural and human-related phenomena.

Objective 2.1 Ensure the adequacy of existing emergency preparedness and evacuation plans to deal with identified hazards and potential emergencies.

**Emergency medical services are provided by El Centro Regional Medical Center located in El Centro, California. Emergency patients are transported to the Center by Gold Cross Ambulance Service which is activated by the 911 emergency telephone system. Transport time from the Imperial Lakes site to the El Centro Regional Medical Center is less than 15 minutes.**

Objective 2.2 Reduce risk and damage due to seismic hazards by appropriate regulation.

**All structures on the site have and will be subject to the Uniform Building Code and all applicable local codes and ordinances.**

Objective 2.3 - 2.10 Not applicable

### **Control Hazardous Materials**

Goal 3: Protect Public from exposure to hazardous materials and wastes.

**None of the objectives of this goal are applicable to this project.**

## **V. PROJECT CONSISTENCY WITH GENERAL PLAN . . . Continued**

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### **VI. Agricultural Element**

#### **Goals and Objectives**

##### **Preservation of Important Farmland**

Goal 1: All Important Farmland, including the categories of Prime Farmland, Farmland of Statewide Importance, Unique Farmland, and Farmland of Local Importance, as defined by Federal and State agencies, should be reserved for agricultural uses.

Objective 1.1-1.12 refer to I. Land Use Element Goals 1.1-1.3

##### **Development Patterns and Locations on Agricultural land**

Goal 2: Adopt policies that prohibit "leapfrogging" or "checkerboard" patterns of nonagricultural development in agricultural areas and confine future urbanization to adopted Sphere of Influence areas.

Objective 2.1 Do not allow the placement of new non-agricultural land uses such that agricultural fields or parcels become isolated or more difficult to economically and conveniently farm.

**The Imperial Lakes Project is an existing project located on land that had the "General Plan Designation" changed after the zoning and construction of the project. Additionally, the land surrounding the project is not economically viable for farming operations.**

Objective 2.2 - 2.7 Not applicable

##### **Agricultural and Non-Agricultural Land-Use Relations**

Goal 3: Limit the introduction of conflicting uses into farming areas, including residential development of existing parcels which may create the potential for conflict with continued agricultural use of adjacent property.

Objective 3.1 The primary use of any parcel designated "agriculture" on the Land-Use Plan shall be agricultural production. Residential uses in such areas must recognize that this primary use of the land may create nuisances such as flies, odors, dust, noise, night light, and chemical spraying.

**The owners of the Imperial Lakes Project purchased and developed the site with full knowledge of Goal 3.1.**



## **V. PROJECT CONSISTENCY WITH GENERAL PLAN . . . Continued**

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Objectives 3.2-3.4 Not applicable

Objective 3.5 As a general rule, utilize transitional land uses around urban areas as buffers from agricultural uses. Such buffers may include rural residential uses, industrial uses, recreation area's roads, canals and open-space areas.

**The Imperial Lakes Project is surrounded economically non-viable agricultural land. The land to the east, the direction of all farming in the Imperial Valley, is owned by the BLM and remains as desert. Within the site, residences are allocated 3.8 acres-per-unit which is far less dense than the .5 acres required by rural residential. The site is surrounded by a road which acts as a buffer, and the site has open-space areas as buffers on all four sides.**

Objective 3.6-3.7 Not applicable

### **Water Availability and Conservation**

Goal 4: Maximize the inerrant productivity of Imperial County's agricultural resources by ensuring future availability of adequate and affordable irrigation water and by managing such that it is used effectively and not wasted.

**None of the objectives of this goal are applicable to this project.**

### **Irrigation Runoff and Environmental Issues**

Goal 5: Improve the quality of irrigation water runoff and reduce the extensive use of pesticides and other chemicals to minimize impacts to downstream water bodies, wetland habitats, and the overall environment.

**None of the objectives of this goal are applicable to this project.**

### **Agricultural Regulation**

Goal 6: Strive to prevent the adoption of inappropriate, unnecessary, and restricting Federal, State and local regulations that threaten the ability of farmers and livestock producers to profitably produce food and fiber for the nation.

**None of the objectives of this goal are applicable to this project.**

**V. PROJECT CONSISTENCY WITH GENERAL PLAN . . . Continued**

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**Public Relations and Education**

Goal 7: Establish positive relations with the general public and inform the general public that the County's entire economy is intricately dependent upon agricultural production.

**None of the objectives of this goal are applicable to this project.**

**Agricultural Production and Marketing Research**

Goal 8: Improve the financial viability of the agriculture sector of Imperial County's economy through actions that have the potential to improve yields and reduce costs.

**None of the objectives of this goal are applicable to this project.**

**Agricultural Packaging / Processing Operations**

Goal 9: Increase the value of locally produced agricultural commodities; improve and stabilize the County's economy by promoting local agricultural packaging and processing operations.

**None of the objectives of this goal are applicable to this project.**

**Special Cattle and Dairy Concerns**

Goal 10: Encourage the continuation and expansion of cattle/dairy production on agricultural land.

**None of the objectives of this goal are applicable to this project.**

**Special Aquatic Concerns**

Goal 11: Encourage the continuation and expansion of aquaculture production.

**None of the objectives of this goal are applicable to this project.**

**V. PROJECT CONSISTENCY WITH GENERAL PLAN . . . Continued**

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**VII. Conservation and Open Space Element**

The project site is not suitable for agricultural purposes due to the expense of pumping water above the level of the Westside Main Canal. Further hindrance to the farmability of the site comes from the direct exposure to the open desert and the resulting unchecked high winds.

The existing land-use on the site will remain unchanged. The mobile home park will remain at its present density and total number of units. The water treatment plant is already in place and will remain unchanged because it meets all of the California Surface Water Regulations applicable to a plant of this size.

Recreational facilities already existing on the site are water-skiing and horse-back riding, as well as, a large, grassy picnic area.

**Conservation of Environmental Resources for Future Generations**

Goal 1: Environmental resources shall be conserved for future generations by minimizing environmental impacts in all land decisions.

Objective 1.1 Recognize that the degradation of one natural resource will have a concomitant.

**No natural resources were identified on the project site and no natural resources are impacted by the Imperial Lakes Project.**

Objective 1.2 Encourage only those uses and activities that are compatible with the fragile desert aquatic, and marshland environment.

**There are no proposed modifications to the fragile desert, aquatic or marshland environments.**

Objectives 1.3-1.8

**None of these objectives are applicable to this project.**

**Preservation of Biological Resources**

Goal 2: The County will preserve the integrity, function, productivity and long-term viability of environmentally sensitive habitats, and plant and animal species.

**V. PROJECT CONSISTENCY WITH GENERAL PLAN . . . Continued**

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Objective 2.1 Conserve wetlands, fresh-water marshes, and riparian vegetation.

**There are no wetlands, fresh-water marshes, or riparian vegetation on this site.**

Objective 2.2 Protect significant fish, wildlife, plant species, and their habitats.

**There are no significant fish, wildlife or plant species on the site.**

Objective 2.3 Protect unique, rare, and endangered plant species and their habitats.

**In that this land is abandoned farmland, no rare or endangered flora or fauna were identified on the Imperial Lakes site.**

Objective 2.4-2.8 Not applicable

**Preservation of Cultural Resources**

Goal 3: Important prehistoric and historic resources shall be preserved to advance scientific knowledge and maintain the traditional historic element of the Imperial Valley landscape.

Objective 3.1 Protect and preserve sites of archaeological, ecological, historical and scientific value, and/or cultural significance.

**The site is abandoned farmland. No sites of ecological, archaeological or other scientific importance were identified on the Imperial Lakes site.**

**Preservation of Agricultural Lands**

Goal 4: The County will actively conserve and maintain contiguous farmlands and prime soil areas to maintain economic vitality and the unique lifestyle of the Imperial Valley.

**None of the objectives of this goal are applicable to this project.**

**Preservation of Mineral Resources**

Goal 5: The county will identify and protect mineral resources for extraction and minimize the effect of mining on surrounding land uses and other environmental resources.

**None of the objectives of this goal are applicable to this project.**

## **V. PROJECT CONSISTENCY WITH GENERAL PLAN . . . Continued**

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### **Conservation of Energy Sources**

Goal 6: The County shall seek to achieve maximum conservation practices and maximum development of renewable alternative source of energy.

**None of the objectives of this goal are applicable to this project.**

### **Preservation of Visual Resources**

Goal 7: The aesthetic character of the region shall be protected and enhanced to provide a pleasing environment for residential, commercial, recreational and tourist activity.

Objective 7.1 Encourage the preservation and enhancement of the natural beauty of the desert and mountain landscape.

**The Imperial Lakes Project is an existing project constructed on financially inviable agricultural ground. The Project reclaims abandoned ventures of the past and utilizes it to enhance the beauty and enjoyment of the desert.**

### **Preservation of Water Resources**

Goals 8: The County will conserve, protect and enhance the water resources in the planning area.

**None of the objectives of this goal are applicable to this project.**

### **Protection of Air Quality**

Goals 9: The County shall actively seek to improve and maintain the quality of air in the region.

Objective 9.1 Ensure that all facilities shall comply with the current Federal and State requirements for attainment of air quality objectives.

**A Dust Control Plan (DCP) is included as a part of this Specific Plan. (See Appendix G)**

### **Preservation of Open Space**

Goal 10: Open space shall be maintained to protect the aesthetic character of the region, protect natural resources, provide recreational opportunities and minimize hazards to human activity.

## **V. PROJECT CONSISTENCY WITH GENERAL PLAN . . . Continued**

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Objective 10.1 Confine future urbanization within adopted Sphere of Influence areas.

**The Imperial Lakes Project is an existing project originally developed within the appropriate General Plan designation and zone. Further, competitive water-skiing is not a normal urban activity and therefor could not be accommodated in an urban area.**

Objective 10.2 Recognize the regional significance of the development and conservation of recreational opportunities in Imperial County.

**The Imperial Lakes project will provide for the development of several types of recreational opportunities including: water-skiing, horse-back riding and landscaped park areas.**

Objectives 10.3-10.9 Not applicable

## **VIII Geothermal and Transmission Element**

**No goals or objectives were relevant to this project.**

## **IX Water Element**

### **Adequate Domestic Water Supply**

Goal 1: The County will secure the provision of safe and healthful sources and supplies of domestic water adequate to insure the implementation of the County General Plan and the long-term availability of this resource.

Objective 1.1 The efficient and cost-effective utilization of local and imported water resources through the development and implementation of urban use patterns.

**The Imperial Lakes Project has it's own certified and functioning water treatment facility in place. This serves to implement this objective.**

Objective 1.2-1.3 Not applicable

### **Protection of Surface Waters**

**No goals or objectives were relevant to this project.**

**V. PROJECT CONSISTENCY WITH GENERAL PLAN . . . Continued**

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**Adequate Agricultural Irrigation Water Supply**

**No goals or objectives were relevant to this project.**

**Protection of Water Resources from Hazardous Materials**

**No goals or objectives were relevant to this project.**

**Coordinated Water Management**

**Goal 5: Water resources shall be managed effectively and efficiently through inter-agency and inter-jurisdictional coordination and cooperation.**

**Objective 5.1 Encourage and provide for the management and wise use of water resources for contact and non-contact recreation, groundwater recharge, hydroelectric energy production, and wildlife habitat, as well as, for domestic irrigation use.**

**The Imperial Lakes Project provides for the wise use of water resources for: contact water recreation, ground water recharging, as well as, domestic irrigation use.**

**Objective 5.2 Not applicable**

## **VI. IMPLEMENTATION**

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### **A. Development Standards**

The purpose of these standards is to guide the future development of the Imperial Lakes Specific Plan in a manner that will protect the public health, safety, comfort, convenience, and general welfare of the present and future residents of Imperial County. This section describes the specific manner in which the Imperial Lakes Project will be developed. All development will be done in a manner compatible with the natural setting, existing land uses on the site, adjacent land uses and the goals and objectives of the Imperial County General Plan.

#### **1. Specific Zoning Ordinance**

The Division 3 Specific Zoning Ordinance that sets forth the allowed land uses and development regulations within the various zones in the Imperial County shall remain in effect within the Imperial Lakes Specific Plan with the following specific amendments:

##### **a. Section #83220, F Zone, Recreational Zone**

- (1) USES PERMITTED: No Change.
- (2) BUILDING HEIGHT: No change.
- (3) FRONT YARD MINIMUM: 15 (twenty-five) feet.  
NOTE: Storage buildings may be within 5 (five) feet
- (4) SIDE YARD MINIMUM: 15 (fifteen) feet.
- (5) REAR YARD MINIMUM: 25 (twenty-five) feet from the mean water line
- (6) LOT AREA MINIMUM: 20,000 (twenty thousand) square feet.
- (7) DOCK / DECK MAXIMUM: 25 (twenty-five) feet into water 50 (fifty) feet wide

Imperial Lakes Specific Plan describes a series of procedures, regulations, standards and guidelines to insure that the various goals and objectives of the Specific Plan are implemented in an orderly and consistent manner. All future development within the Imperial Lakes Specific Plan shall be subject to these regulations.



## **VI. IMPLEMENTATION . . . continued**

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### **B. Concurrent Discretionary Approvals**

Approval of the Imperial Lakes Specific Plan includes one other discretionary approval to allow for the implementation of the project. This discretionary action is the approval of a Tentative Tract Map to separate the land into 21 (twenty one) individual marketable lots.

#### **1. Tentative Tract Map**

Creation of individual lots for the installation of mobile homes will be done through the vehicle of a Tentative Subdivision Tract Map. This map will be processed in accordance with the 1994 Subdivision Map Act.

#### **2. Maintenance of Imperial Lakes Corporation**

The California Corporation, known as the Imperial Lakes, Inc., must remain in tact to continue the operation and maintenance of the existing approved potable water plant. This Plant, having been approved by both the County of Imperial Department of Environmental Health and the State of California Office of Drinking Water will be maintained in its present condition to provide potable water to the several homes of the development.

### **C. Administration / Enforcement / Amendments**

The development standards, guidelines, regulations and mitigation measures included in the Imperial Lakes Specific Plan shall be administered and enforced by the following public agencies;

#### **1. Imperial County**

##### **a. Planning and Building Department:**

- Imperial Lakes Specific Plan (including amendments)
- Specific Zoning ordinance
- Tentative Subdivision Map
- Dust Control Plan
- CCR Title 25
- Building Permits

##### **b. Department of Environmental Health:**

- septic systems
- water treatment facility

**VI. IMPLEMENTATION . . . continued**

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**c. Department of Public Works;**

-encroachment permits from CR 80

**d. County Emergency Services;**

-fire protection improvements and facilities.

**f. Sheriff**

-law enforcement

The Imperial lakes Specific Plan may be amended at any time with Planning Commission review and Board of Supervisor approval pursuant to the requirements and procedures in effect at the time of the submittal of the application for the amendment.

## **VII ENVIRONMENTAL MITIGATION MEASURES**

### **A. Project Environmental Mitigation Measures**

#### **1. Public Health**

- a. The entire project site is serviced by potable and non-potable water lines. Therefore, no cross connections of the two lines will be allowed.
- b. Any hose bibs connected to the potable water system shall be clearly marked "POTABLE WATER". Any hose bibs connected to the non-potable water shall be clearly marked with a permanent tag "NON-POTABLE". In no case shall the non-potable water be connected to the mobile home unit or to any sinks or drinking fountains in ancillary facilities.
- c. All residents of the park shall be notified in writing that the project utilizes a dual-water system. Notification shall include an explanation of the dual-water system, the source of the nonpotable water, and the location of the non-potable system pipes and valves. The Imperial Lakes Corporation shall be responsible for notifying new residents in the park. New residents shall be notified immediately upon moving into the development.
- d. Residents shall be prohibited from modifying the non-potable water system without the approval of the Imperial Lakes Corporation. All connections to the non-potable water system shall be supervised by an authorized agent of the Corporation.

#### **2. Public Services**

##### **a. Sewage Treatment**

1. Septic tanks shall be installed on each individual lot. Such septic systems shall be permitted and installed under the approval of the County of Imperial, Department of Environmental Health.
2. Individual leach fields shall be installed on commonly held ground, a minimum of 200 feet away from the mean-water line of the lakes. The Imperial Lakes Corporation shall grant an irrevocable easement to the individual lot owner for the installation of such leach lines.

## **VII ENVIRONMENTAL MITIGATION MEASURES . . . continued.**

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### **b. Drinking Water Supply**

1. The existing potable water plant, capable of producing 40,000 gallons-per-day, is adequate to supply the needs of the residents as outlined in this Specific Plan. The potable water as produced by this plant is to be used for domestic purposes only. The irrigation water, non-potable water, is to be used for landscaping, fire protection and recreational uses.

### **c. Fire Protection**

1. Fire Protection is to be provided by dry hydrant connections allowing for water to be drawn directly out of the lakes. Such a system is to be verified with the County of Imperial, Department Of Emergency Services, for adequacy of the spacing of the hydrants and the fitting type being used.

### **3. Schools**

Prior to issuance of individual Building Permits, impact fee shall be paid to the Imperial Unified School District which provides public education through; Westside Elementary School, Frank Wright Intermediate School, and Imperial High School.

### **4. Police Protection**

No specific mitigation required.

### **5. Solid Waste**

No specific mitigation required.

### **6. Parks and Recreation**

No specific mitigation required.

### **7. Emergency Medical Care**

No specific mitigation required.

### **8. Hydrology**

No specific mitigation required.

## **VII ENVIRONMENTAL MITIGATION MEASURES . . . continued.**

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### **9. Traffic / Circulation**

In consideration of the large lot size and the primarily recreational use of the development, ingress and egress vehicular traffic is minimized. An estimated 4 "trip-ends" per residence is anticipated for the development. Therefore a total of 84 "trip-ends" per day is the anticipated maximum vehicular load on County Route 80. Circulation within the development is limited to the 21 residences located on the site. All residences are located on the circular road around the perimeter of the residential portion of the site. No specific mitigation is required.

### **10. Noise**

No specific mitigation required.

### **11. Geotechnical**

No specific mitigation required.

### **12. Air Quality**

#### **a. Documentation**

A formal Dust Control Plan (DCP) shall be filed with the County of Imperial, Air Pollution Control District (APCD). This Plan shall address all of the critical issues set forth by the APCD to effectively reduce the PM10 to currently accepted levels. See Appendix G for a draft copy of the DCP.

The Imperial County Building Department schedules regular inspection visits to the Imperial Lakes Site to monitor compliance with Title 25 regulations. At times of such inspections the APCO is to be invited on this inspection tour to monitor compliance with the DCP.

#### **b. Remedial Action**

The entry from the edge of County Route 80 to the property, shall be hard-surfaced with either AC paving or concrete.

**Appendix A**

**Legal Description**

## LEGAL DESCRIPTION

The Northwest quarter of Section 12, Township 16 South, Range 11 East, S.B.M., County of Imperial, State of California, according to the Official Plat thereof.

**Appendix B**  
**EEC Project Report**



# PROJECT REPORT

TO THE **E.E.C. - Initial Study** I.S.# 143-90

DATE: Aug 31, 1990 TIME: 9:00 AM AGENDA NO:

APPLICANTS NAME Imperial Lakes Corporation SUPERVISOR D. 2  
OWNERS NAME Michael Hartman & Randy Baillargeon  
PROJECT TYPE Zone Change from A-2 to F  
PROJECT ADDRESS pending  
GEN. LOCATION 1 mile West of the Townsite of Dixieland  
LEGAL DESCRIPTION The Northwest 1/4 of Section 12, Township 16 South, Range 11 East, SB&M, County of Imperial  
ASSESS. PAR. NO. 0343606201 PARCEL SIZE 160 acres  
EXISTING ZONE A-2 ADJ. ZONING A-2, "S" Open Space  
GENERAL PLAN CONSISTENT INCONSISTENT X MAY BE/FINDINGS

## COMMENTS FROM:

PUBLIC WORKS On File  
E.H.S. / HEALTH On File  
A.G. / A.P.C.D. On File  
FIRE / O.E.S. On File  
COUNSEL None in File  
OTHER IID, and BLM

## PROTEST REC.

YES NO X NUMBER

Aug 31, 1990

314390

## E.E.C. DECISION

DATE

S NUMBER

NEG. DEC.

E.I.P.

OTHER

N.A

## COMMISSION DEC.

APPROVED

DENIED

DATE

## STAFF RECOMMENDATION:

# PROJECT REPORT

## TO THE PLANNING COMMISSION

DATE: Sept 26, 1990 TIME: 10:10am AGENDA NO: 14

APPLICANTS NAME Imperial Lakes Corporation SUPERVISOR D. 2  
OWNERS NAME Michael Hartman & Randy Baillargeon  
PROJECT TYPE General Plan Amendment/General Ag to Recreation  
PROJECT ADDRESS Pending  
GEN. LOCATION 1 mile West of the Townsite of Dixieland  
LEGAL DESCRIPTION The Northwest 1/4 of Section 12, Township 16 South, Range 11 East, SB & M, County of Imperial  
ASSESS. PAR. NO. 0343606201 PARCEL SIZE 160 acres  
EXISTING ZONE A-2 ADJ. ZONING A-2, "S" Open Space  
GENERAL PLAN CONSISTENT INCONSISTENT MAY BE/FINDINGS X

### COMMENTS FROM:

PUBLIC WORKS None in File  
E.H.S. / HEALTH None in File  
A.G. / A.P.C.D. None in File  
FIRE / O.E.S. None in File  
COUNSEL None in File  
OTHER None in File

### PROTEST REC.

YES NO NUMBER  
Aug 31, 1990 314390

### E.E.C. DECISION

DATE I.S. NUMBER

NEG. DEC. E.I.R. OTHER N.A.  
X Sept 26, 90

### COMMISSION DEC.

APPROVED DENIED DATE

### STAFF RECOMMENDATION:

It is recommended that you conduct a Public Hearing, that you hear all the opponents and proponents of the proposed project. Staff would then recommend that you take the following action:

1. Approve Negative Declaration on the basis of the Initial Study and any comments received shows no substantial evidence that the project will have a significant effect on the environment.
2. Forward the General Plan Amendment to the Board of Supervisors with the recommendation of approval, to change the land use designation from General Agriculture to Recreation.

ENVIRONMENTAL IMPACT ANALYSIS:

	YES	MAYBE	NO
<b>1. Earth - Will the proposal result in:</b>			
a. Change in topography or ground surface relief features?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Unstable earth conditions or changes in geologic substructures?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. The destruction, covering or modification of any unique geologic or physical features?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Exposure of people or property to geologic hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Disruptions, displacements, compaction, or overcrowding of the soil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Any increase in wind or water erosion of soils, either on or off the site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g. Changes in deposition or erosion of beach sands, or changes in siltation, deposition or erosion which may modify the channel or a river or stream or the bed of the ocean or any bay, inlet or lake?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>2. Air: Will the proposal result in:</b>			
a. Substantial air emissions or deterioration of ambient air quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. The creation of objectionable odors?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Alteration of air movement, moisture, or temperature, or any change in climate, either locally or regionally?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>3. Water: Will the proposal result in:</b>			
a. Alteration of the direction or rate of flow of ground waters?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Changes in currents, or the course or direction of water movements, in either saline or fresh waters?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Changes in absorption rates, drainage patterns, or the rate and amount of surface water runoff?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Alterations to the course or flow of flood waters?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Change in the amount of surface water in any water body?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g. Discharge into surface waters, or in any alteration of surface water quality, including but not limited to temperature, dissolved oxygen or turbidity?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. Substantial reduction in the amount of water otherwise available for public water supplies?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i. Exposure of people or property to water related hazards such as flooding or tidal waves?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>4. Plant Life: Will the proposal result in:</b>			
a. Change in the diversity of species, or number of any species of plants (including trees, shrubs, grass, crops, and aquatic plants)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Reduction of the numbers of any unique, rare, or endangered species of plants?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Introduction of new species of plants into an area, or in a barrier to the normal replenishment of existing species?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Reduction in acreage of any agricultural crop?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Alteration to the type of crops grown on adjacent land?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Limiting or eliminating certain agricultural operations or cultural practices on adjoining land?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>5. Animal Life: Will the proposal result in:</b>			
a. Change in the diversity of species, or number of any species of animals (birds, land animals including reptiles, fish and shellfish, benthic organisms, or insects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Reduction of the numbers of any unique, rare or endangered species of animals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Introduction of new species of animals into an area, or result in a barrier to the migration or movement of animals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Deterioration to existing fish or wildlife habitat?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>6. Noise: Will the proposal result in:</b>			
a. Increases in existing noise levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Exposure of people to severe noise levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7. Light &amp; Glare: Will the proposal produce new light or glare?</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8. Land Use: Will the proposal result in a substantial alteration of the present or planned land use of an area?</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	YES	MAYBE	NO
7. Natural Resources: Will the proposal result in an increase in the rate or use of any natural resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. Risk of Upset: Will the proposal involve:			
a. A risk of an explosion or the release of hazardous substances (including, but not limited to, oil, pesticides, chemicals, or radiation) in the event of an accident or upset conditions?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Possible interference with an emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11. Population: Will the proposal alter the location, distribution, density or growth rate of the human population of an area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12. Housing: Will the proposal affect existing housing or create a demand for additional housing?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Transportation/Circulation: Will the proposal result in:			
a. Generation of substantial additional vehicular movement?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Effects on existing parking facilities, or demand for new parking?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Substantial impact upon existing transportation systems?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Alterations to present patterns of circulation or movement of people and/or goods?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Alterations to waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Increase in traffic hazards to motor vehicles, bicyclists or pedestrians?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14. Public Services: Will the proposal have an effect upon, or result in a need for new or altered governmental services in any of the following areas:			
a. Fire protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Police protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Schools?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Parks or other recreational facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Other governmental services?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15. Energy: Will the proposal result in:			
a. Use of substantial amounts of fuel or energy?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Substantial increase in demand on existing sources of energy, or require the development of new sources of energy?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. Utilities: Will the proposal result in a need for new systems or substantial alterations to any of the following?			
a. Power or natural gas?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Communications systems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Water?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Sewer or septic tanks?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Solid waste and disposal?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17. Human Health: Will the proposal result in:			
a. Creation of any health hazard or potential health hazard (excluding mental health)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Exposure of people to potential health hazards?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
18. Aesthetics: Will the proposal result in the obstruction of any scenic vista or view open to the public, or will the proposal result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Recreation: Will the proposal result in an impact upon the quality or quantity of existing recreational opportunities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

C. Cultural Resources: Will the proposal result in:	YES	MAYBE	NO
a. Alteration of or destruction of a significant archaeological, prehistorical or historical site, structure, object or building?	___	___	<u>X</u>
b. An alteration of, or destruction of, a significant paleontological site?	___	___	<u>X</u>
c. Physical change which would affect unique ethnic cultural values?	___	___	<u>X</u>
d. Restrict existing religious or sacred uses within the potential impact area?	___	___	<u>X</u>

**1. MANDATORY FINDINGS OF SIGNIFICANCE:**

a. DOES THE PROJECT HAVE THE POTENTIAL TO DEGRADE THE QUALITY OF THE ENVIRONMENT, SUBSTANTIALLY REDUCE THE HABITAT OF A FISH OR WILDLIFE SPECIES, CAUSE A FISH OR WILDLIFE POPULATION TO DROP BELOW SELF-SUSTAINING LEVELS, THREATEN TO ELIMINATE A PLANT OR ANIMAL COMMUNITY, REDUCE THE NUMBER OR RESTRICT THE RANGE OF A RARE OR ENDANGERED PLANT OR ANIMAL OR ELIMINATE IMPORTANT EXAMPLES OF THE MAJOR PERIODS OF CALIFORNIA HISTORY OR PREHISTORY?	___	___	<u>X</u>
b. DOES THE PROJECT HAVE THE POTENTIAL TO ACHIEVE SHORT-TERM, TO THE DISADVANTAGE OF LONG-TERM, ENVIRONMENTAL GOALS? (A SHORT-TERM IMPACT ON THE ENVIRONMENT IS ONE WHICH OCCURS IN A RELATIVELY BRIEF DEFINITIVE PERIOD OF TIME WHILE LONG-TERM IMPACTS WILL ENDURE WELL INTO THE FUTURE).	___	<u>X</u>	___
c. DOES THE PROJECT HAVE IMPACTS WHICH ARE INDIVIDUALLY LIMITED, BUT CUMULATIVELY CONSIDERABLE? (A PROJECT MAY IMPACT TWO OR MORE SEPARATE RESOURCES WHERE THE IMPACT ON EACH RESOURCE IS RELATIVELY SMALL, BUT WHERE THE EFFECT OF THE TOTAL OF THOSE IMPACTS ON THE ENVIRONMENT IS SIGNIFICANT).	___	<u>X</u>	___
d. DOES THE PROJECT HAVE ENVIRONMENTAL EFFECTS WHICH WILL CAUSE SUBSTANTIAL ADVERSE EFFECTS ON HUMAN BEINGS, EITHER DIRECTLY OR INDIRECTLY?	___	<u>X</u>	___

(DISCUSSION OF ENVIRONMENTAL EVALUATION, I.E. explanations of answers marked 'yes' or 'maybe' is attached hereto:)

**E.E.C. DETERMINATION**

to be completed by the Environmental Evaluation Committee on the basis of the results found in the Initial Study.)

- \_\_\_ After Review of the Initial Study, the Environmental Evaluation Committee has:
- \_\_\_ Found that the activity is within the scope of a previously-approved CEQA document, and that no new environmental document is required.
- X Found the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION WILL BE PREPARED.**
- \_\_\_ Found that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on the attached sheet have been added to the project. A **NEGATIVE DECLARATION WILL BE PREPARED.**
- \_\_\_ Found the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

date: 8/31/90

  
**JURG HEIBERGER**  
 Planning Director/EEC Chairman

NOTE:

Y	B	
<u>X</u>	___	Public Works
<u>X</u>	___	ENS
<u>X</u>	___	DES
<u>X</u>	___	APCD
<u>X</u>	<u>X</u>	Planning

ref:form.doc/(Revised 6/89)

**Appendix C**

**Planning Commission Report**

# PLANNING DEPARTMENT

IMPERIAL COUNTY

PLANNING / BUILDING INSPECTION / PLANNING COMMISSION A.L.U.C. / I.A.F.Co.



Paul Heuberger - Director

## NOTIFICATION OF ACTION

XX BY THE PLANNING COMMISSION  
           BY THE BOARD OF SUPERVISORS  
           BY THE PLANNING DIRECTOR

DATE: Spet. 26, 1990

Imperial Lakes Corporation  
1762 Elmhurst Street  
Chula Vista, CA 92013

Mark Henderson-Sierra Nevada Constructio  
P.O. Box 50189  
Reno, NV 89513

PROJECT TYPE: Change of Zone (from A-2 to F)

Dear Applicant:

On 09, 26, 90 the XX Imperial County Planning Commission, the            Board of Supervisors, the            Planning Director, through the public hearing process took the following action on your project. (NOTICE: All Planning Director and Planning Commission actions have a (10) ten day appeal period during which time the decision may be appealed to the Board, and no further permitting of any type may be allowed by the Department).

### DENIED THE PROJECT:

You have the right to appeal the decision of the Planning Director to the Planning Commission, or the decision of the Planning Commission to the Board of Supervisors, by filing an appeal with the Clerk of the Board which includes the payment of the appeals fee (\$200.00) within (10) ten days from the date shown above. If no appeal is filed within (10) ten days, all rights to further administrative relief are waived.

### XX APPROVED THE PROJECT:

The            Planning Director, the XX Planning Commission, the            Board of Supervisors, approved your project subject to all the conditions discussed with you during the hearing process. (A copy of the CONDITIONS is attached hereto).

PLEASE READ AND FOLLOW THE INSTRUCTIONS (checked):

VARIANCE:

Your request for a variance is approved subject to the limitation specified. A copy of the Variance is attached hereto. If you have permit pending (i.e. Building Permit), it can be processed only after the (10) ten day appeal period is over. Please contact the Building Inspection Division for information regarding any pending application

CONDITIONAL USE PERMIT:

Your Conditional Use Permit (CUP) is approved subject to the terms and conditions specified in the permit. A copy of the Conditions is attached hereto. You are requested to submit a fee in the amount of \$\_\_\_\_, for the CUP to be recorded. Please make the check payable to "Imperial County Recorder", and submit it to the Planning Department (NOTE: The CUP does not become effective until it is Recorded.)

SPECIAL NOTE: A CUP contains numerous conditions with which you must comply. Please read the conditions carefully. Also note that the CUP is for a limited period of time and can expire or become "null and void" if not implemented within the time period specified. Extensions can be requested; however a request with the requisite fee, for an extension must be received in writing not less than 90 days prior to the expiration date.

XX ~~ZONE CHANGE~~ GENERAL PLAN AMENDMENT: (GPA)  
XX Your request for a ~~CHANGE OF ZONE~~ has been recommended for approval to the Board of Supervisors by the Planning Commission. This project will now be placed on the Board's Agenda for another "public hearing", and you will be notified as to the time and place of the hearing by the Clerk of the Board.

Your request for a CHANGE OF ZONE has been approved by the Board of Supervisors. Following a statutory 30 day appeal period this zone change will be effective unless an appeal is filed.

LOT LINE ADJUSTMENT:

Your Lot Line Adjustment has been approved subject to the terms and conditions specified. Please submit the following documents to the Planning Department to complete the processing;

- a) full legal description(s) (must be signed by a Licensed Engineer),
- b) tax certificate from the Tax Collectors Office; and,
- c) recording fee (payable to Imperial County Recorder), in the amount of \$\_\_\_\_\_

MINOR SUBDIVISION:

Your Minor Subdivision has been approved, subject to the terms and conditions specified. A copy of the conditions is attached hereto. Following the (10) ten day appeal period, you now have (2) two years to complete the processing of the map and/or final documents. If you cannot complete it in two years, you may obtain one extension by submitting a written request, a minimum of 90 days prior to the expiration date, to the Planning Director. (NOTE: Your subdivision is not complete and lots may not be transferred until all documentation is complete and recorded, by Public Works and Planning.)



MAJOR SUBDIVISION:

Your Major Subdivision has been approved subject to all terms and conditions specified. A copy of the conditions is attached hereto. You now have (2) two years to complete the processing of the map and documents. If you cannot complete it in three years, you may obtain one extension by filing a written request with the Planning Director, and such request must be filed at least 90 days prior to the expiration date. (NOTE: Your subdivision is not complete and lots may not be transferred until all documentation is recorded as complete by Public Works and Planning.)

LEGAL RIGHT

PLEASE READ THE FOLLOWING STATEMENT CAREFULLY!!!!!!!

"The time within which judicial review of this decision must be sought is governed by the Code of Civil Procedure 1094.6, which has been made applicable to the County of Imperial and any Commission, Board including the Imperial County Board of Supervisors, the Planning Commission, agency, officer, or agent of the County by resolution. Any petition or other paper seeking judicial review must be filed in the appropriate court not later than ninety (90) days following the date on which this decision becomes final; however if within ten (10) days after the decision becomes final, a request for the record of the proceedings is filed and the required deposit in the amount sufficient to cover the estimated cost of preparation of such record is timely deposited, the time within which such petition may be filed in court is extended to not later than the thirty (30) days following the date on which the record is either personally delivered or mailed to the party or his attorney of record, if he has one. A written request for the preparation of the record of the proceedings shall be filed with JURG HEUBERGER, Planning Director, County of Imperial, 939 West Main Street, El Centro, California, CA 92243. For purposes of this notice, the decision becomes final upon the expiration of the period during which an appeal may be sought; provided, that if an appeal is sought, the decision is final for purposes of this notice on the date the appeal is denied."

If you have any questions, please feel free to call the Department, at 339-4236.

Sincerely,

  
Jung Heuberger  
Planning Director

Attachment(s)

cc: File

# PLANNING DEPARTMENT

IMPERIAL COUNTY

PLANNING / BUILDING INSPECTION / PLANNING COMMISSION / A.L.U.C. L.A.F.Co.

Jörg Heuberger - Director

## NOTIFICATION OF ACTION

XX

BY THE PLANNING COMMISSION  
BY THE BOARD OF SUPERVISORS  
BY THE PLANNING DIRECTOR

DATE: Sept. 26, 1990

Imperial Lakes Corporation  
1762 Elmhurst Street  
Chula Vista, CA 92013

Mark Henderson-Sierra Nevada Constructi  
P.O. Box 50189  
Reno, Nevada 89513

PROJECT TYPE: General Plan Amendment

Dear Applicant:

On 09, 26, 90 the XX Imperial County Planning Commission, the        Board of Supervisors, the        Planning Director, through the public hearing process took the following action on your project. (NOTICE: All Planning Director and Planning Commission actions have a (10) ten day appeal period during which time the decision may be appealed to the Board, and no further permitting of any type may be allowed by the Department).

### DENIED THE PROJECT:

You have the right to appeal the decision of the Planning Director to the Planning Commission, or the decision of the Planning Commission to the Board of Supervisors, by filing an appeal with the Clerk of the Board which includes the payment of the appeals fee (\$200.00) within (10) ten days from the date shown above. If no appeal is filed within (10) ten days, all rights to further administrative relief are waived.

### XX APPROVED THE PROJECT:

The        Planning Director, the XX Planning Commission, the        Board of Supervisors, approved your project subject to all the conditions discussed with you during the hearing process. (A copy of the CONDITIONS is attached hereto).

PLEASE READ AND FOLLOW THE INSTRUCTIONS (checked):

VARIANCE:

Your request for a variance is approved subject to the limitation specified. A copy of the Variance is attached hereto. If you have permit pending (i.e. Building Permit), it can be processed only after the (10) ten day appeal period is over. Please contact the Building Inspection Division for information regarding any pending application

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XX ZONE CHANGE:

XX Your request for a CHANGE OF ZONE has been recommended for approval to the Board of Supervisors by the Planning Commission. This project will now be placed on the Board's Agenda for another "public hearing", and you will be notified as to the time and place of the hearing by the Clerk of the Board.

Your request for a CHANGE OF ZONE has been approved by the Board of Supervisors. Following a statutory 30 day appeal period this zone change will be effective unless an appeal is filed.

LOT LINE ADJUSTMENT:

Your Lot Line Adjustment has been approved subject to the terms and conditions specified. Please submit the following documents to the Planning Department to complete the processing;

- a) full legal description(s) (must be signed by a Licensed Engineer),
- b) tax certificate from the Tax Collectors Office; and,
- c) recording fee (payable to Imperial County Recorder), in the amount of \$ \_\_\_\_\_

MINOR SUBDIVISION:

Your Minor Subdivision has been approved, subject to the terms and conditions specified. A copy of the conditions is attached hereto. Following the (10) ten day appeal period, you now have (2) two year to complete the processing of the map and/or final documents. If you cannot complete it in two years, you may obtain one extension by submitting a written request, a minimum of 90 days prior to the expiration date, to the Planning Director. (NOTE: Your subdivision is not complete and lots may not be transferred until all documentation is complete and recorded, by Public Works and Planning.)

MAJOR SUBDIVISION:

Your Major Subdivision has been approved subject to all terms and conditions specified. A copy of the conditions is attached hereto. You now have (2) two years to complete the processing of the map and documents. If you cannot complete it in three years, you may obtain one extension by filing a written request with the Planning Director, and such request must be filed at least 90 days prior to the expiration date. (NOTE: Your subdivision is not complete and lots may not be transferred until all documentation is recorded as complete by Public Works and Planning.)

LEGAL RIGHT

PLEASE READ THE FOLLOWING STATEMENT CAREFULLY!!!!!!!!!!

"The time within which judicial review of this decision must be sought is governed by the Code of Civil Procedure 1094.6, which has been made applicable to the County of Imperial and any Commission, Board including the Imperial County Board of Supervisors, the Planning Commission, agency, officer, or agent of the County by resolution. Any petition or other paper seeking judicial review must be filed in the appropriate court not later than ninety (90) days following the date on which this decision becomes final; however if within ten (10) days after the decision becomes final, a request for the record of the proceedings is filed and the required deposit in the amount sufficient to cover the estimated cost of preparation of such record is timely deposited, the time within which such petition may be filed in court is extended to not later than the thirty (30) days following the date on which the record is either personally delivered or mailed to the party or his attorney of record, if he has one. A written request for the preparation of the record of the proceedings shall be filed with JURG HEUBERGER, Planning Director, County of Imperial, 939 West Main Street, El Centro, California, CA 92243. For purposes of this notice, the decision becomes final upon the expiration of the period during which an appeal may be sought; provided, that if an appeal is sought, the decision is final for purposes of this notice on the date the appeal is denied."

If you have any questions, please feel free to call the Department, at 339-4236.

Sincerely,

  
Jurg Heuberger  
Planning Director

Attachment(s)

cc: File

**Appendix D**

**Board of Supervisors Report**

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RESOLUTION RECOMMENDING TO THE  
BOARD OF SUPERVISORS A GENERAL  
PLAN AMENDMENT, FROM (GENERAL AGRICULTURE  
TO RECREATION) AS  
SUBMITTED BY THE IMPERIAL LAKE CORPORATION

WHEREAS, there was submitted to the Imperial County Planning Commission a request from the Imperial Lake Corporation, to approve the General Plan Amendment on the Northwest 1/4 of Section 12, Township 16 South Range 11 East, SBB&M, County of Imperial, Assessor's Parcel Number 034-360-62-01, (1 mile West of Townsite of Dixieland), (Supervisory District #2), AND,

WHEREAS, there was a public hearing held in the Board of Supervisors Chambers, County Administration Center, El Centro, California, September 26, 1990, at 10:15 a.m., as per Section 83418 of the Imperial County Ordinances, AND,

WHEREAS, it was the findings of the Commission that this General Plan Amendment be approved to the Imperial County Ultimate Land Use Plan by changing the designation from General Agriculture to Recreation.

WHEREAS, it was the findings of the Commission that this General Plan Amendment be recommended to the Board of Supervisors for approval.

NOW THEREFORE BE IT RESOLVED, that the General Plan Amendment as described above, is found to be consistent with the Ultimate Land Use Plan of Imperial County, AND,

BE IT CERTIFIED that the Commission Certified the Negative Declaration on the basis of the Initial Study #3143-90 and comments thereon and received shows no substantial evidence that the project will have a significant effect on the environment; made the adopted the findings that the project as existing and proposed is

1  
2 consistent with the General Plan, recommended to the Board  
3 of Supervisors that they approve the General Plan Amendment,  
4 on the Northwest 1/4 of Section 12, Township 16 South, Range  
5 11 East, SBB&M, County of Imperial.

6 Motion was made by Commissioner Manger, seconded by  
7 Commissioner Cannell, and carried on the affirmative roll  
8 call vote of Commissioners Merrell, Manger, Weakley,  
9 Cardenas, Cannell, and Hoffmeyer.

10 This is to certify that the foregoing is a true and  
11 correct copy of a resolution passed by the Imperial County  
12 Planning Commission at a regular meeting September 26, 1990,  
13 in the Board of Supervisors Chambers, County Administration  
14 Center, El Centro, California.

15 Billy Merrell, Chairman

16  
17 ~~JURG HEUBERGER, Secretary~~  
18 ~~Imperial County Planning Commission~~

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4 RESOLUTION RECOMMENDING CHANGE OF ZONE  
5 FROM A-2 (GENERAL AGRICULTURE ZONE) TO  
6 F (RECREATION ZONE)  
7 TO THE BOARD OF SUPERVISORS  
8 SUBMITTED BY THE IMPERIAL LAKE CORPORATION

9  
10 WHEREAS, there was submitted to the Imperial County Planning  
11 Commission a request for a zone change from A-2 (General  
12 Agriculture Zone) to F (Recreation Zone), on the Northwest 1/4 of  
13 Section 12, Township 16 South, Range 11 East, SBB&M, Assessor's  
14 Parcel Number 034-360-62-01, (1 mile West of townsite of  
15 Dixieland), (Supervisory District #2) and,

16 WHEREAS, there was a public hearing held in the Board of  
17 Supervisors Chambers, 940 Main Street, El Centro, California,  
18 September 26, 1990, at 10:15 a.m., as per Section 83419.5 of the  
19 Imperial County Ordinances, AND,

20 WHEREAS, it was the findings of the Commission that this  
21 the Change of Zone should be recommended to the Board of  
22 Supervisors for approval.

23 Motion was made by Commissioner Cannell, seconded by  
24 Commissioner Cardenas, and carried on the affirmative roll call  
25 vote of Commissioners Merrell, Manger, Weakley, Cardenas,  
26 Cannell, and Hoffmeyer.

27 BE IT FURTHER RESOLVED, that the Commission certify the  
28 Negative Declaration on the basis of the Initial Study #3143-90  
and any comments received shows no substantial evidence that the  
project will have a significant effect on the environment, made  
the finding that the proposed Change of Zone is consistent with  
the Imperial County Land Use Plan, and that it is proposed to be  
amended along with this Change of Zone.



M I N U T E   O R D E R  
 OF  
 IMPERIAL COUNTY  
 BOARD OF SUPERVISORS

date : Oct 23, 1990	book : 274	page : 498	file # : 800.1040	m.o.#:10.D2
x-file 1: 1145.3	x-file 2: 1710.2	x-file 3: 1940.1	x-file 4:	
department : PLANNING			2nd. page :	

THE BOARD OF SUPERVISORS OF THE COUNTY OF IMPERIAL , STATE OF CALIFORNIA, on motion by Supervisor : COLE , second by Supervisor : VOGEL , and approved by the following roll call vote;

AYES [ : LEGASPI, COLE, BUCHER, SEABOLT, VOGEL	]
NAYES [ : NONE	]
ABSTAINED [ : NONE	]
EXCUSED OR ABSENT [ : NONE	]

IN REFERENCE TO;

: PLANNING - The following hearings relating to General Amendments were held:

d. General Plan Amendment and Change of Zone from "A-2" to "F" - Imperial Lakes:

2) Change of Zone

- a) Approved the Negative Declaration on the basis of the Initial Study #3143-90 and any comment received shows no substantial evidence that the project will have any significant effect on the environment.
- b) Made a finding that the proposed Zone Change is consistent with the Imperial County Land Use Plan Adopted June, 1973 (as amended per plan amendment under previous action).
- c) Adopted Ordinance No. 1040 approving the Change of Zone from "A-2" (General Agriculture to "F" (Recreational Zone)

**RECEIVED**

NOV 17 1990

IMPERIAL COUNTY  
 BUILDING DIVISION

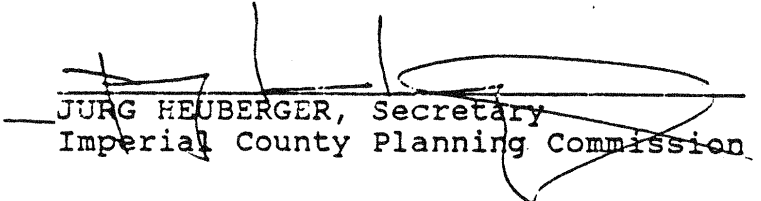
topic : IMPERIAL LAKES
x-topic: CHANGE OF ZONE

cc; [Y] Clerk [Y] Auditor [Y] CAO [ :Y] County Counsel  
 [Y] ~~Planning~~ [ :Y] Public Works [ : ] Health [ : ] Ag/APCD  
 [ : ] other [ : ] [ : ] [ : ]

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This is to certify that the foregoing is a true and correct copy of a resolution passed by the Imperial County Planning Commission at a regular meeting September 26, 1990, in the Board of Supervisors Chambers, El Centro, California.

Billy Merrell, Chairman

  
~~JURG HEUBERGER, Secretary  
Imperial County Planning Commission~~

sm

ORDINANCE NO. 83357.01

AN ORDINANCE AMENDING THE CODIFIED ORDINANCES  
OF THE COUNTY OF IMPERIAL RELATING TO ZONES

The Board of Supervisors of the County of Imperial,  
State of California, do ordain as follows:

SECTION 1: Section 83301.28 is added to Title 8,  
Division 3, of Chapter 3, of the Codified Ordinances of  
the County of Imperial, State of California, to read as  
follows:

The map entitled El Centro is hereby amended in the  
following particular only.

Section 83301.28, Amendment to Zoning Map No. 01, El  
Centro area.

The zone classification of that certain parcel of real  
property situated in the County of Imperial, State of  
California, and more particularly described as:

Assessor's Parcel Number(s) 043-461-05-01, 043-461-10-  
01, and 043-461-11-01, and legally described as the  
West 100 feet of Lot 10, 1.22 acres El Hogar Tract O.M.  
2-27; the East 100 feet of the West 200 feet of Lot 10,  
El Hogar Tract O.M. 2-27, 1.22 acres; the West 125.5  
feet of Lot 9, and East 130 feet of Lot 10, El Hogar  
Tract, 3.13 acres O.M. 2-27, respectively.

IS HEREBY CHANGED FROM "R-4" (MULTIPLE FAMILY ZONE) TO  
"M-1" (LIGHT MANUFACTURING ZONE).

SECTION 2: This Ordinance shall take effect  
thirty (30) days after the date of its adoption and  
prior to the expiration of fifteen (15) days from the  
passage thereof, shall be published at least once in  
the Imperial Valley Press, a newspaper of general

circulation printed and published in the County of Imperial, State of California, together with the names of the Board of Supervisors voting for and against the same.

PASSED, adopted and approved by the Board of Supervisors of the County of Imperial this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

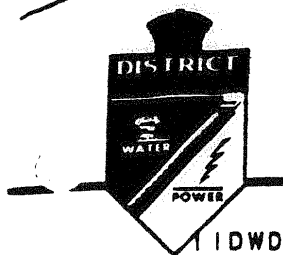
\_\_\_\_\_  
LINDA WEAVER, Clerk of the  
Board of Supervisor of  
Imperial County

\_\_\_\_\_  
Chairman, Board of  
Supervisors County of  
Imperial, State of  
California

F:StanOrd\JS\sm

**Appendix E**

**Water System**  
**Financial Responsibility Data**



# IMPERIAL IRRIGATION DISTRICT

OPERATING HEADQUARTERS • P O BOX 937 • IMPERIAL CALIFORNIA 92251

October 3, 1989

Mr. Mike Hartman  
1762 Elmhurst Street  
Chula Vista, CA 92103

Dear Mr. Hartman:

Reference is made to your letter dated September 22, 1989, regarding water availability and water rates on your proposed mobile home park with recreational lakes.

The acreage you have described as the S.E. 1/4, Section 2; the W. 1/2, S.W. 1/4, Section 1, and N.W. 1/4, Section 12, T. 16 S., R. 11 E., SBM, is within the Imperial Irrigation District's (IID) Imperial Unit Boundary. Water has been supplied to this parcel through the Westside Main Canal, delivery 17-A. This is a pump delivery and all pumps, wells, and pipelines are owned, operated and, maintained by the water user. The IID only maintains the actual delivery structure and the amount of pipe required to cross our right-of-way.

The average agricultural use of water in the Imperial Unit is 5 acre-feet per acre. Recreational uses would be limited to this amount at our Industrial Rate of \$55 per acre-foot.

A flow meter to monitor the quantity of water would be required at a location convenient to IID personnel.

This property does not have surface drainage facilities into our drainage system and it would be necessary to contain all water in your lakes. No discharge flow would be possible if circulation of water in the lakes becomes necessary.

Elevations of this property are generally higher than the Westside Main Canal and adjoining properties east of the 80-acre site. The probability of permeable soils existing at that location may require some type of sealing and compaction of the bottom and side slopes of your lakes to prevent seepage.

Mr. Mike Hartman

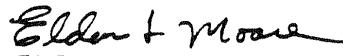
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October 3, 1989

One last thought. Keep in mind that the IID delivers only raw, untreated water for agriculture and does not process water for domestic use.

If you have further questions, please feel free to call or write.

Yours very truly,

  
ELDON L. MOORE  
Assistant Manager  
Water Department

ELM:cic  
A:HARTMAN

**TO: ENVIRONMENTAL HEALTH SERVICES**

**FROM: IMPERIAL LAKES INC.**

**DATE: MARCH 18, 1992**

**SUBJECT: FINANCIAL RESPONSIBILITY FOR A  
PRIVATE DRINKING WATER SYSTEM**



## IMPERIAL LAKES INC. FINANCIAL RESPONSIBILITY STATEMENT

The area serviced is 2828 W. Evan Hewes Highway, Seeley, CA, 92273. This is a mobile home park with 20 owner occupied spaces and 1 caretaker lot.

The water source is the Westside Main Gate 17A, which is supplied by the IID. There are 2-30 H.P. pumps, which pump the water through a 12" PVC main approximately 7200 to the property. The system located at 2828 W. Evan Hewes Highway .(system plans have been approved by the County and State).

The system is designed as a conventional water treatment, including raw sedimentation, filtration, chlorination, clear well storage and distribution. The system will operate at turbidity level of .5 or less and a chlorine residual of .1 to 1.5 and not less than .4 Mg/L. The system contains 21,000 gallons of clearwell storage with a 4" PVC delivery system.

Water plant to be operated by Rocky Vandergriff, who holds a Class 3 California Water Treatment License. Water will be tested per County and State requirements.

Monitoring perimeters will be daily for turbidity (filtered and raw) chlorine residual, P-H, and temperature.

In case of disaster all efforts will be made to keep the plant in an operable condition. Imperial Lakes will maintain a limited supply of P.V.C. pipe and fittings, extra parts, aluminum sulfate (coagulant), and chlorine (disinfectant) to allow for repairs. There is a caretaker who lives on site as well as the water plant operator who will both be familiar with the operation of the plant. Also, in the event of a disaster the customers will be issued a boil order by the live on site caretaker. The Imperial County Environmental Health will be notified and given names and numbers of responsible parties. The system will be surveyed for damage and/or contamination. The plant will be shut down and back up water will be supplied until repairs can be made. The back up source for water is D & M Water and AAA Water.

In the event repairs are needed there will be a supply of P.V.C. in stock on site. For all supplies not stocked, there is an account at Doodlebug Irrigation who has a large supply of fittings and pumps.

2 - 2" 90 degree	20' of 2" SCH 40
2 - 2" 45 degree	10' of 3" SCH 40
2 - 2" couplers	1 - 3" 90 degree
1 - 2" ball valve	2 - 3" couplers
2 - 2" T's	1 - 3" T

Imperial Lakes operates a private mobile home park (20 spaces and a caretaker) and 2 water ski lakes. There is no plans for the expansion of this plant or service area.

A construction plan has been attached to this packet.

Imperial Lakes, Inc., a California corporation, is comprised of 20 shareholders (Owners). There is a question of Imperial Lakes having been issued 1000 shares of stock. The reason this was done is that a share of stock cannot be reissued. Therefore, there must be enough stock in reserves so that owners may resale their interest. There are only 20 spaces available for use with no expansion forecasted.

The management structure is comprised of 5 Board members, President, Vice President, Chief Financial Officer, and Secretary. The board may spend \$500.00 on a single incident for repairs and operations. Major decisions are made by the share holders by a 2/3 vote for monetary items and 51% for nonmonetary items.

Rocky Vandergriff will be the main operator. He has been in the water treatment business since 1970. He holds a Grade 3 California License for water treatment and waste water.

John Reid, Sr., caretaker and assistant to Rocky has experience as a plumber and oil field operator.

Michael Hartman, Owner/Developer/Administrator. Fire Captain with the City of Chula Vista, 17 years. Extensive knowledge of hydraulics and water mains.

**WATER TREATMENT CASH FLOW SCHEDULE**

ORIGINAL CAPITOL OUTLAY IS APPROXIMATELY \$32,500  
 LIFE EXPECTANCY OF THE MAJOR COMPONENTS IS 25 TO 30 YEARS  
 (components are built of heavy fiberglass and plastic pipe)

	OPERATOR	ADMIN	PERMIT/ TESTING	MAINT	CHEMICALS	RESERVE/ REPLACE
1992						
MONTHLY	450	N/C	210	50	50	75
YEARLY	5400	N/C	2520	600	600	900
MONTHLY TOTAL OF 835.00 DIVIDED BY 20 OWNERS = 41.75						
1993						
MONTHLY	450	N/C	212	50	50	75
YEARLY	5400	N/C	2544	600	600	900
MONTHLY TOTAL OF 837.00 DIVIDED BY 20 OWNERS = 41.85						
1994						
MONTHLY	500	N/C	214	50	65	85
YEARLY	6000	N/C	2568	600	780	1020
MONTHLY TOTAL OF 914.00 DIVIDED BY 20 OWNERS = 45.70						
1995						
MONTHLY	550	N/C	236	60	65	90
YEARLY	6600	N/C	2832	120	780	1080
MONTHLY TOTAL OF 1001.00 DIVIDED BY 20 OWNERS = 50.05						
1996						
MONTHLY	600	N/C	236	60	70	90
YEARLY	7200	N/C	2832	720	840	1080
MONTHLY TOTAL OF 1056.00 DIVIDED BY 20 OWNERS = 52.80						

This system is intended for the sole purpose of the 20 owners of the park and the caretaker that works for us. In the CC&R'S it specifically states that it is the responsibility of the owners financially to support this system (copy attached). If the amount shown, which will be set aside from the monthly assessment is not enough, a special assessment will be levied to make up the balance needed. Owners currently pay a monthly assessment of \$200.00 per month to cover park operating expenses. Any excess monies are put in a reserve fund for improvements and emergencies. The administration of the system is taken care of by the corporation president who is a non-paid owner.

## WATER TREATMENT FACILITY

### EMERGENCY DISINFECTION PLAN

In compliance with the Surface Water Treatment Rule, the Emergency Disinfection Plan is to be implemented in the event of a disinfection failure to prevent delivery to the drinking water distribution of any undisinfected or inadequately disinfected water. The plan shall be posted in a location readily accessible to the operators of the domestic water treatment facility. Procedures to be followed in the event of a failure of the disinfection system are outlined below:

1. The action levels for free chlorine residuals in the domestic water facility (prior to delivery to the distribution system) are as follows:

- a.) If chlorine residual less than .5 - increase chlorine.  
Monitor until residual back up 1 - 1.5 mg/l.
- b.) if chlorine residual higher than 1.5 - 2 mg/l - decrease chlorine

2. Chlorinator failure in service: Make repairs immediately or place in service back up equipment.

3. Break down of All Chlorine equipment.

Liquid chlorine 10% kept on hand - (Dose according to Clearwell tank size 1-2 mg/l)

4. Failure to maintain a minimum residual of 0.2 mg/L. In the event of the failure to maintain a minimum disinfectant residual of 0.2 mg/L in the water being delivered to the distribution system, the plant owner shall notify the Imperial County Department of Health Services within 24 hours of such failure. Information outlining the minimum residual, duration of loss pre-disinfection, type of pre-treatment, and information outlining why the emergency plan did not prevent the problem from happening.

5. Appropriate response to a chlorine residual loss must be determined based on the magnitude of the problem, time needed for repairs, and availability of emergency equipment. Available options include the following.

a.) Manual chlorination at the plant. For short terms high test hypochlorite (HTH) can be fed directly into stored water, to maintain a residual in the plant and distribution system HTH can be obtained on a 24 hour basis locally from Southwest Chemical Company.

The following two options may be considered in the event of total failure of the chlorination system and only after consultation with the Health Department.

- b) Issue an order to boil water for domestic use or purchase bottled water.
- c) Shut down the domestic water system.

In the event of a chlorine leak or spill notify following personnel in accordance of severity: notify in the following order:

- 1.) Operator
- 2.) Southwest Chemical
- 3.) Emergency Services Cordinator

IMPERIAL COUNTY DEPARTMENT OF HEALTH  
AND ENVIRONMENTAL HEALTH SERVICES

Thomas L. Wolf  
Director, EHS  
Office (619) - 339-4203

Bill Hsu  
EHS -3  
Office (619) 339-4203

SOUTHWEST CHEMICAL COMPANY, INC.  
IMPERIAL, CALIFORNIA

Office (619) 352-5300	David Gibbs	(619) 344-4771
Robert Perez (619) 352-3749	Jesse Estrada	(619) 353-4964
Dennis Gibbs (619) 355-4688		

OFFICE OF EMERGENCY SERVICES

Charles Beart

City of El Centro

Office (61) 337-4532  
Home (619) 353-6148  
Beeper (619) 337-4520

County of Imperial  
Office (619) 355-1191  
or (619) 355-1164

Hazardous Spills Only - Beeper: (619) 968-0128

regulations established under the County of Imperial Building and Safety Codes, and requirements and restrictions imposed by Michael D. Hartman and Randy Baillargeon, acting agents of Imperial Lakes, Inc. The real property included within the boundaries of said site consist of a mobile home park with designated lots for use by one independent mobile home and one garage on each designated lot and all mobile homes located on said site shall be designed for human habitation only. No individual lot user will be allowed to operate or engage in any activity which may be construed as a business on the common grounds or the individuals lot without seventy-five (75%) approval of the Homeowners Association. There shall be no junk nor animals other than dogs or cats allowed on property owned by any individual unless consent is given by seventy-five (75%) percent vote of the Homeowners Association. There shall be no breeding of animals for commercial purposes whatsoever, and each lot user agrees to restrict any animal on their respective lots. Each lot user is responsible for their own waste and junk and the timely disposal of the same.

### **ARTICLE III**

#### **GOVERNING BODY**

The aforementioned site shall be governed by an Association comprised of the owners of the project and individual lot users if not one in the same. Share owners shall be sole owners (no partnerships allowed). The Association shall have the authority to levy assessments on the individual lot users on a monthly basis to ensure adequate funds to operate the site on a functional level, and to levy special assessments as it sees fit to upgrade the site as required or warranted. Monthly assessments will be due and payable on the first of each and every month, and subject to a 10% late charge after the 10th day of the month. If assessments are not paid within thirty (30) days of the due date, skiing privileges will be lost until such time that dues are brought current. These assessments will cover insurance (Site), caretaker, pumping costs, taxes (property and water), water treatment operator and supplies and incidental cost of maintaining site on a functional level.

### **ARTICLE IV**

#### **USES OF PROPERTY**

##### **HOME TYPE**

Any home placed on any lot shall be of a mobile type, per County specifications, with a minimum square footage of 550 square feet. No home or garage shall exceed one story nor be over 15 feet in

b. No individual lot user may cause the lake to become unusable at any time except for the approval of the Homeowners Association at times when work must be done to the lake or course.

c. No usage of the lake for water skiing purposes shall be allowed from individual lots without the respective lot user or immediate family member being on site. Immediate family members consist of husband, wife, common law husband and wife, children or step children). Also there shall be a person of at least eighteen (18) years of age present.

d. No personal water craft allowed on the lake.

e. For safety there shall be a speed limit of 15 mph on the site.

#### LAKE AREA

Any and all areas covered by water which shall comprise said lake area shall be the responsibility of the Association, however, any decision regarding any changes, additions, or deletions, which will affect the site and lake shall be approved in writing prior to any work by Mike Hartman and Randy Baillargeon.

Each lot user agrees to be responsible for the conduct and safety of their guest. As pertains to the use of the lake, all boats before being placed in the water shall provide proof of a \$500,000.00 dollar liability policy naming Imperial Lakes, Inc. as an additional insured. Only one boat operating on the lake at any one time. Waterskiing shall be done on a rotation basis with one individual from each lot rotating with the lowest number lot having priority to commence any rotation. Lots turn in rotation will not begin unless rotation flag is posted two lots already in rotation prior to request to ski. If there is a waiting line to ski, no skier or boat will be allowed more than six (6) passes total up and down the lake, four (4) jumps or ten (10) minutes per session. When a boat finishes it's rotation the next dock in order shall have two (2) minutes to leave their dock or their rotation will be lost. If a lot wishes to be in the rotation, a red flag shall be displayed at the end of said dock.

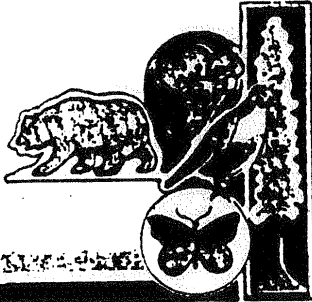
#### WATER AND PUMPING SYSTEMS

Any pumping systems, irrigation systems and domestic systems, once installed by the developer becomes the responsibility of the Association, financial and maintenance to ensure water to site and lakes will not be interrupted.

#### APPROVALS

Any and all related work, construction, etc. not covered in the Provisions, Covenants, Conditions and Restrictions and deals with the aforementioned site, shall be under the direct control of Mike Hartman and Randy Baillargeon. The every day business of

1673850



# State of California

OFFICE OF THE SECRETARY OF STATE

## CORPORATION DIVISION

I, *MARCH FONG EU*, Secretary of State of the State of California, hereby certify:

That the annexed transcript has been compared with the corporate record on file in this office, of which it purports to be a copy, and that same is full, true and correct.

IN WITNESS WHEREOF, I execute  
this certificate and affix the Great  
Seal of the State of California this

OCT 02 1990



*March Fong Eu*

Secretary of State



1673850

ENDORSED  
FILED  
Office of the Secretary of State  
of the State of California

ARTICLES OF INCORPORATION  
OF  
IMPERIAL LAKES, INC.

OCT - 1 1990

MARCH FORG EU, Secretary of State

I

The name of this corporation is IMPERIAL LAKES, INC.

II

The purpose of this corporation is to engage in any lawful act or activity for which a corporation may be organized under the General Corporation Law of California other than the banking business the trust company business or the practice of a profession permitted to be incorporated by the California Corporation Code.

III

The name and address in the State of California of this corporation's initial agent for service of process is:

CURTIS W. DAVIS, Attorney at Law  
5687 Sweetwater Road, Bonita, CA 92002

IV

This corporation is authorized to issue only one class of shares of stock; and the total number which this corporation is authorized to issue is 1,000.

V

The name of the person who shall serve as the initial director of this corporation is:

MICHAEL D. HARTMAN  
1762 Elmhurst Street  
Chula Vista, CA 92013

Dated: September 14, 1990

Michael D. Hartman  
MICHAEL D. HARTMAN

I hereby declare that I am the person who executed the foregoing Articles of Incorporation, which execution is my act and deed.

Michael D. Hartman  
MICHAEL D. HARTMAN

STATE OF CALIFORNIA • DEPARTMENT OF HEALTH SERVICES

IN ACCORDANCE WITH CHAPTER 9, DIVISION 5 OF THE HEALTH AND SAFETY CODE

EARL G. VANDERGRIFF

IS AUTHORIZED TO OPERATE OR SUPERVISE THE OPERATION OF A WATER TREATMENT FACILITY FOR PRODUCTION OF WATER FOR DOMESTIC USE AND IS HEREBY GRANTED THIS CERTIFICATE FOR

Water Treatment Operator

Grade 3



OPERATOR NUMBER: 2521

CERTIFICATE NUMBER: 12142

OCTOBER 1983

DATE

*Henry W. Tracy*

CHAIRMAN, ADVISORY COMMITTEE

*Marion Young*

STATE OF CALIFORNIA, DEPARTMENT OF HEALTH SERVICES

*COPY*



**Certification of Competence**

This is to certify that pursuant to the provisions of Chapter 9,  
Division 7 of the California Water Code

EARL G. VAIDERSGRIPF

has demonstrated competence in Wastewater Treatment Plant Operation  
and has been classified as a  
Grade III Operator-Certificate Number III-781

Issued on this 9<sup>TH</sup> day of JANUARY 1980

*John E. Bryson*  
John E. Bryson, Chairman

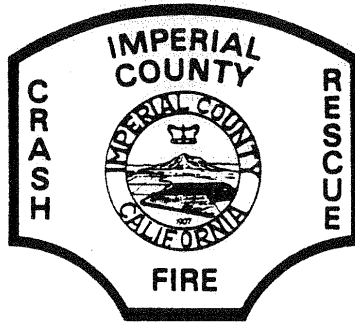


This certificate is the property of the State of California and in the event of its suspension, revocation or invalidation for any reason, it must upon demand be returned to the State Water Resources Control Board.

**Appendix F**

**Approval of Fire Suppression  
System**

2514 La Brucherie Road  
Imperial, California 92251  
Phone: 355-1191 / 353-5223



N. O. BENAVIDEZ  
FIRE CHIEF  
Telefax No. 619) 355-1482

July 25, 1990

Mr. Mike Hartman  
1762 Elmhurst St.  
Chula Vista, CA 92013

RE: Imperial Lakes Project.

Dear Mr. Hartman:

In keeping with our recent telephone conversation, I have reviewed your preliminary site plan for the Imperial Lakes Project. Since this is a preliminary site plan and does not include a water plan with hydrants, I will comment only on the information provided.

FIRE FIGHTING EQUIPMENT ACCESS: This project is accessible from the West and East via Evan Hewes Highway (U.S. Highway 80). This should be adequate.

CUL-DE-SAC: Your plan does not indicate the width of the Cul-de-sacs. However, it would appear that the cul-de-sacs are more than double the width of the streets. (Our requirement for a true cul-de-sac is sixty (60) feet, with no parking permitted in the cul-de-sac.)

VERTICAL CLEARANCE: Vertical clearance shall be no less than 13 feet, 6 inches.

ROADS: The minimum un-obstructed width of the fire fighting access roads shall be 20 feet. Your plan calls for 30 foot roadways, we would like to know if parking will be allowed.

WATER SUPPLY FOR FIRE FIGHTING: Fire fighting water may be from the lakes via dry hydrants at the proper intervals.

SPACING: It would appear that spacing of the mobile homes will be acceptable (estimating by lot size).

In concept, your project is acceptable according to your preliminary plan provided that the plans are not changed.

We appreciate the opportunity to comment on your project and look forward to working with you.

Mr. Mike Hartman  
July 25, 1990  
Page 2

If we can be of further assistance to you in this or any other matter,  
please feel free to call our office at (619) 355-1191.

Sincerely,



N.O. BENAVIDEZ

Imperial County Fire Department  
Fire Chief/Coordinator  
Office of Emergency Services

dsm

**Appendix G**

**Dust Control Plan**

# **Imperial Lakes**

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## **Dust Prevention and Control Plan (DCP)**

**This document identifies measures or strategies to prevent, reduce or control PM-10 emissions.**

**Prepared for the Imperial County Air Pollution Control District  
150 South Ninth Street  
El Centro, California**

### **Overview of Project**

Imperial Lakes is a 160 Acre, planned Water Skiing Community in Dixie Land, California. The Community consists of two "Tournament Quality" Water Ski lakes, surrounded by 20 mobile home sites and a site for a Caretakers residence. The Community has been developed as a mobile home park by the Imperial Lakes Corporation.

Imperial Lakes, A California Corporation, with Mr. Jeff Powell, President, is comprised of 20 land-owners, each owning an equal share of the entire development and each having a mobile home site on one of the two lakes.

At the present time, the members of the Corporation (the Land-Owners), are seeking to have the parcel subdivided into 21 individual lots with a remainder parcel of commonly held ground. The primary reason for this division being: to aid in the acquisition of permanent financing for individual mobile home units.

The project site is located in the western portion of unincorporated Imperial County immediately west of the Townsite of Dixeland. This is one and one-fourth miles west of the West-Side Main Canal. This is approximately five miles west of Seeley, on Evan Hewes Highway (County Route 80). Regional access to Imperial Lakes is provided by Interstate 8 to Dunaway Road, then north on Dunaway Road 1.4 miles to Evan Hewes Highway, then east on Evan Hewes Highway (County Route 80). The entrance is on the north side of Evan Hewes Highway, three fourths of a mile east of Dunaway.

The Project is bordered on the north and west by open desert on the south by Evan Hewes Highway with open desert beyond and on the east by BLM owned open desert.

This application for a DCP is presented as mitigation for possible air pollution control issues associated with the presentation of a Specific Plan for this site. This Specific Plan is to be followed by a request for a Tract Map to be filed on this property. This DCP and the implementation thereof, is contingent upon the approval and implementation of the Tract Map on the subject parcel.



**APPLICATION**  
**Regulation VIII - Dust Control Plan**

**Imperial County Air Pollution Control District**  
150 South 9th Street, El Centro, California 92243

**Applicant**

Imperial Lakes, Corporation  
1762 Elmhurst Street  
Chula Vista, California 91913  
(619)-421-6372 or (619)-691-5055

**A California Corporation:**

**Designated Representative:**

Michael Hartman or  
1762 Elmhurst Street  
Chula Vista, California 91913  
(619)-421-6372

Richard Pata Engineering  
1523 Meloland Road  
Holtville, California 92250  
TEL 352-0386 FAX 352-7856

**Description of activity to be conducted:**

Imperial Lakes is a 160 Acre, planned Water-Skiing Community in Dixie Land, California. The Community consists of two "Tournament Quality" Water Ski lakes, surrounded by 20 mobile home sites and a site for a Caretaker's Residence. This DCP is for the site in general, and the access road to the mobile homes in particular.

**Location and size of site:**

The project site is located in the western portion of unincorporated Imperial County immediately west of the Townsite of Dixeland. This is one and one-fourth miles west of the West-Side Main Canal. This is approximately five miles west of Seeley, on Evan Hewes Highway.

**Control Measure      Control Action**

**Watering**      One 2,000 gallon water truck is maintained on site. Water applications are made every Friday in anticipation of weekend visitors. Road is a single loop, which is easily covered by the water truck. Water is readily available from on-site lake.

**Physical Stabilization @ entrance**      **Product:** Cal Trans Class II base material.  
**Frequency:** Apply initially and annually, thereafter, as required.  
**Application:** Pre-wet subgrade and cut to grade at 4 inches below final grade. Apply class II base material, moisture condition, and compact to 95% maximum density and finished to final grade. Apply inside main entrance and 100 feet each side.

**APPLICATION Regulation VIII - Dust Control Plan . . . continued**

- Stabilization of remainder of roads**      Remainder of roads are native sandy gravel base material which has been compacted to a 90% MD. Roads are graded and watered on a weekly schedule or as needed to control dust.
- Vegetation Reestablishment**      **Location:**      Westerly & Northerly Boundaries.  
**Plant type:**      Shielded by 20' salt-cedar trees.  
**Location:**      Easterly and Southern Boundaries, between lots.  
**Plant type:**      Oleander bushes on drip irrigation system.  
**Location:**      Throughout developed portions of the site.  
**Plant type:**      Cotton wood trees, eucalyptus trees and many lawns.
- Reduce Speed**      **Maximum speed limit:** 15 miles-per-hour.  
**Speed is controlled:** By speed limit signs.  
Owners, workers and vendors are informed of speed limits.
- Trip Reduction**      **Achieved:** Due to "weekend use only" by most owners. All lots are presently sold. Presently there are only four full-time residents. All lots have lake access; therefore, no travel is required for access to primary recreational facility.
- Restrict Access**      **Achieved:** Through accessibility to owners only. Access to facility is controlled by an electric gate operable by owners and emergency vehicles.
- Wheel Washers**      **Location:** Due to the sandy nature of the soil, none are required.  
**Grizzlies**
- Sweep / Clean Roadways**      **Frequency:** Well compacted sandy soil, not required.
- Wind Sheltering**      **Type of Barrier:** Salt Cedar trees along Westerly road.  
**Average height of barrier:** 20 feet.  
**Description:** Solid row of irrigated trees 30 feet from road.
- Coverings**      **Types of coverings:** Native material - 3 foot covering of coarse sand.
- Other**      Entrance from Evan Hewes Highway to be paved with AC paving or appropriate thickness of poured in place concrete..